



MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, March 14, 2022**  
**6:30 p.m.**

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, and to provide for social distancing during Council meetings **in-person public attendance will be limited to the first 25 people.**

Citizen may also observe the Meeting via Live Stream on YouTube:

[https://www.youtube.com/channel/UCyN1EJ\\_-Q22918E9EZimWoQ](https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ)

**A. MEETING CALLED TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. PROCLAMATION**

**E. APPROVAL OF MINUTES**

1. February 28, 2022 – Regular Session Minutes

**F. APPOINTMENTS to BOARDS AND COMMISSIONS**

1. Henry Slay is nominated for re-appointment to the Board of Adjustment by Councilmember Bwayne Smotherson.
2. Carol Jackson is nominated for re-appointment to the Arts and Letters Commission by Councilmember Bwayne Smotherson.
3. Richard Massey is nominated for re-appointment to the Arts and Letters Commission by Councilmember Bwayne Smotherson.
4. Lisa Hummell is nominated for re-appointment to the Park Commission by Councilmember Steve McMahon.
5. Susan Schmalz is nominated for re-appointment to the Park Commission by Councilmember Steve McMaon.
6. Michael Alter is nominated for re-appointment to the LSBSD by Mayor Terry Crow.
7. Steve Stone is nominated for re-appointment to the LSBSD by Mayor Terry Crow.

**G. SWEARING IN TO BOARDS AND COMMISSIONS**

1. Dana Barhard was sworn into the Urban Forestry Commission in the Clerk's office via Zoom on March 8, 2022.

**H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

*Citizen may provide written comments ahead of the meeting; they must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: [councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org), or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. **A name and address must be provided.** Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

**I. PUBLIC HEARINGS**

**J. CONSENT AGENDA**

**K. CITY MANAGER'S REPORT**

1. Conditional Use Permit (CUP 22-04) – Application for the Avenir development

**L. UNFINISHED BUSINESS**

1. **Bill 9454** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1004 PENNSYLVANIA AVENUE FROM “GC” GENERAL COMMERCIAL DISTRICT TO “HR” HIGH DENSITY RESIDENTIAL DISTRICT.

**M. NEW BUSINESS**

*Resolutions*

*Bills*

1. **Bill 9455** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND AT 6518 ETZEL AVENUE.
2. **Bill 9456** - AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE “LC” LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING “AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES” AS A CONDITIONAL USE.
3. **Bill 9457** - AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1170-1194 BRISCOE PLACE AND 8612-8640 OLIVE BOULEVARD ASSOCIATED WITH THE MARKET AT OLIVE: PHASE 2 DEVELOPMENT, FROM “PA” PUBLIC ACTIVITY, “GC” GENERAL COMMERCIAL AND “HR” HIGH-DENSITY RESIDENTIAL TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).
4. **Bill 9458** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8677-8687 BARBY LANE, 8630-8686 DELMAR BOULEVARD, 534-554 KINGDEL DRIVE AND 3B MCKNIGHT PLACE, ASSOCIATED WITH THE AVENIR DEVELOPMENT, FROM “PD” PLANNED DEVELOPMENT, MIXED-USE DISTRICT (“PD-M”) TO “PD” PLANNED DEVELOPMENT MIXED-USE DISTRICT (“PD-M”), AND ESTABLISHING LAND USES AND DEVELOPMENTS THEREIN.
5. **Bill 9459** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS THE AVENIR DEVELOPMENT.

**N. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business
  - a) **Trash Issues Along Olive Blvd.**  
*Requested by Mayor Pro Tem Smotherson and Councilmember Klein*  
**Discussion and Vote**

**O. CITIZEN PARTICIPATION** (continue if needed)

**P. COUNCIL COMMENTS**

**Q. ADJOURNMENT**

Posted 11<sup>th</sup> day of March 2022.  
LaRette Reese  
City Clerk

MEETING OF THE CITY COUNCIL  
CITY HALL, Fifth Floor  
6801 Delmar Blvd.  
University City, Missouri 63130  
**Monday, February 28, 2022**  
**6:30 p.m.**

**A. MEETING CALLED TO ORDER**

At the Regular Session of the City Council of University City held on Monday, February 28, 2022, Mayor Terry Crow called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay  
Councilmember Aleta Klein  
Councilmember Steven McMahon  
Councilmember Jeffrey Hales  
Councilmember Tim Cusick  
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., and Director of Public Works, Sinan Alpaslan.

**C. APPROVAL OF AGENDA**

Councilmember McMahon moved to approve the Agenda as presented, it was seconded by Councilmember Cusick, and the motion carried unanimously.

**D. PROCLAMATION**

None.

**E. APPROVAL OF MINUTES**

1. February 14, 2022, Regular Session Minutes was moved by Councilmember Hales, it was seconded by Councilmember McMahon, and the motion carried unanimously.

**F. APPOINTMENTS TO BOARDS AND COMMISSIONS**

Mayor Crow stated Council received an updated list of appointments to the City's Boards and Commissions which he would greatly appreciate his colleagues utilizing to fill future assignments.

**G. SWEARING IN TO BOARDS AND COMMISSIONS**

None.

**H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

Request Forms to Address Council are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

*Citizens may also provide written comments ahead of the meeting, which must be received **no later than 12:00 p.m. on the day of the meeting.** Comments may be sent via email to: [councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org), or mailed to City Hall at 6801 Delmar Blvd.; Attention City Clerk. **Please note that to be recorded in the official record, a name and address must be provided,** as well as whether your comment is related to an agenda or non-agenda item.*

*Comments adhering to the aforementioned guidelines will be provided to City Council prior to the meeting and made a part of the official record. Public access will be made available online following the meeting.*

Mayor Crow thanked everyone who took the time to provide their written comments.

**I. PUBLIC HEARINGS**

None.

**J. CONSENT AGENDA**

1. Collective Bargaining Agreement - Eastern Missouri Coalition of Police Fraternal Order of Police Lodge 15
2. EDRST Grant - UCFD/U City High School - EMT Academy - Rollover Funds
3. Relocation Assistance Agreement – O’Hara (8640 Olive Blvd., Apt. C)
4. Relocation Assistance – Perry (1184 Briscoe Place, Apt. A)
5. 8008-8020 Olive Easement – Vacate, Release and Terminate (Six Fortune, LLC)

Councilmember McMahon moved to approve Items 1 through 5 of the Consent Agenda, it was seconded by Councilmember Hales, and the motion carried unanimously.

Mr. Rose made the following introductions related to organizational changes taking effect today:

Amy Williams	H.R. Director
Dawn Beasley	Assistant City Manager
John Wagner	Acting Director of Planning & Zoning
Brooke Smith	Deputy City Manager & Director of Economic Development

**K. CITY MANAGER’S REPORT**

1. Determination of a Member’s Eligibility on the Park Commission

Mr. Rose stated staff is recommending that Council consider the removal of James Crowe, a member of the Park Commission, resulting from his verbal and physical abuse of a City employee which occurred on November 19, 2021.

Councilmember McMahon moved to approve, it was seconded by Councilmember Cusick, and the motion carried unanimously.

2. Emergency Approval of alley cave-in repair between 6500 blocks of Crest Ave and Etzel Ave.

Mr. Rose stated staff is recommending that Council consider the emergency approval of an alley cave-in repair.

Mr. Alpaslan stated staff is requesting authorization to complete this emergency repair in the 6500 blocks of Crest and Etzel Avenues to eliminate a public safety hazard and reopen the alley for local traffic and services.

Residents notified staff about the deterioration in early fall which ultimately led to a portion of the alley collapsing into an MSD main that is connected to two sewer laterals on Etzel and Crest. The City's Sewer Lateral Program provides property owners with up to \$2,500 in assistance for repairs. However, the cost of this is astronomically higher because of the depth and complexities associated with the failed pavement, and the fact that nobody is willing to get into a trench that requires such a substantial amount of shoring for debris removal. Furthermore, although it was not found during the inspection, staff suspects that there may be damage to the sewer main. As a result, staff is recommending that J. H. Berra, an approved MSD contractor be utilized to expedite these repairs. And if the sewer main is found to be impacted in the process of completing this work, they will be able to gain immediate approval from MSD to continue the work at MSD's expense.

Councilmember Clay asked how soon the contractor would be able to start working on this repair? Mr. Alpaslan stated they are scheduled to begin work tomorrow and hope to have it concluded by the end of the week.

Councilmember Cusick posed the following questions to Mr. Alpaslan:

**Q. If this was created by a collapsed MSD sewer main why isn't MSD paying for the entire project?**

A. While MSD is working with the City, they do not take any responsibility for the connections to the mains that are leaking. And at this point, there have been no findings to support that this is an MSD sewer main failure.

**Q. Could these leaks have a residual effect on other properties in the area?**

A. Staff did not conduct an examination on Kingsland, which is where the main continues to the west. However, they could certainly ask MSD to conduct an inspection of the area to make sure everything is working properly.

Councilmember Cusick asked Mr. Rose if he could be provided with the information regarding the cause of the collapse once it becomes available? Mr. Rose stated should the information disclose that MSD is responsible the City will seek reimbursement and Council will be made aware of any determinations.

Mr. Rose asked Mr. Alpaslan if his understanding that the funding for this repair would be taken out of monies allocated for street improvements was correct?

Mr. Alpaslan stated that is correct. Since complaints were lodged at the beginning of the fiscal year staff had already planned to conduct repairs to several alleys. But unfortunately, this repair will utilize the vast majority of those funds.

Councilmember Cusick moved to approve, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

3. Conditional Use Permit –8351 Olive Boulevard. The proposed use is for a warehouse that would exceed 50% of the total gross floor area of the premises.

Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit (CUP) for a warehouse at 8351 Olive Boulevard which exceeds 50% of the total gross floor area, with the following condition:

- That the warehouse be subject to annual and random inspections by the Department of Community Development.

Councilmember Klein moved to approve, it was seconded by Councilmember McMahan.

Councilmember Smotherson stated although he is a little disappointed that a building in this commercial block of Olive is being used for a warehouse, it does illustrate the mindset about this area; especially the 8200 through 8500 blocks of Olive, and the need to act by establishing a development plan.

Voice vote on Councilmember Klein's motion to approve carried unanimously.

## L. UNFINISHED BUSINESS

1. **Bill 9452 – AN ORDINANCE AMENDING SCHEDULE VII OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN. (Golf Course Dr. at Alanson Dr.).** Bill Number 9452 was read for the second and third time.

Councilmember McMahan moved to approve, it was seconded by Councilmember Klein.

Roll Call Vote Was:

**Ayes:** Councilmember Klein, Councilmember McMahan, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

**Nays:** None.



2. **Bill 9453** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS “7579 OLIVE BOULEVARD”. (*Quick Trip Store*) Bill Number 9453 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Hales.

Roll Call Vote Was:

**Ayes:** Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

**Nays:** None.

**M. NEW BUSINESS**  
*Resolutions*

*Bills*

*Introduced by Councilmember McMahon*

1. **Bill 9454** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 34-22 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1004 PENNSYLVANIA BOULEVARD TO “HR” HIGH-DENSITY RESIDENTIAL DISTRICT. Bill Number 9454 was read for the first time.

Mr. Mulligan asked Ms. Reese if the title of Bill 9454 had been amended? Mr. Rose asked if the adjustments could be made at the next meeting? Mr. Mulligan stated the Bill in Council's packet contains different language than what is listed on the Agenda. Mr. Rose stated his recollection is that it does state 400.070. However, if it is acceptable to Council staff will make sure the necessary corrections by the next meeting.

Mayor Crow asked if the first reading could still stand? Mr. Mulligan stated that it could.

**N. COUNCIL REPORTS/BUSINESS**

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

Councilmember Hales stated he would like to recognize members of the Plan Commission, as well as the new Acting Director, Mr. Wagner, for all of their efforts. This is a Commission that diligently scours through the materials they receive and rarely has a meeting that lasts less than three hours. He stated this is a great group of individuals who have volunteered their time to guide the City through some of its planning and zoning issues.

Councilmember Cusick stated the latest issue of ROARS published two articles on the Commission on Stormwater Issues. The first article is on the Early Warning Flood System which is now nearing completion. A website has been listed for anyone interested in learning more up-to-date information.

The second article talks about the Stormwater Master Plan and the survey that will be mailed out to some residents very shortly. He stated it is extremely important for the Commission to receive this feedback, so he would encourage anyone to complete the form either by mail, online, email, or telephone.

Councilmember Clay reported that the Library is now opened to receive patrons in its new location across the street.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

**O. CITIZEN PARTICIPATION** (continue if needed)

**Carl Walker, 2411 Brown Road, St. Louis, MO 63114**

Mr. Walker stated he owned and operated a business in Jeffrey Plaza and when NOVUS took over this location tenants were placed on a month-to-month lease, informed that they would probably have to move, but would be compensated for their relocation expenses. Thereafter, he received a letter from Doug Marshall informing him of the amount of compensation he would receive once he completed all of the requirements. Mr. Walker stated he complied with the guidelines, found a new location, and moved in March of 2020. However, last week Mr. Marshall informed him that he was not eligible to receive any compensation.

Mr. Walker stated that he spent a lot of money relocating his business and his understanding was that if the TIF moved forward he would be compensated for his expenses. So, before taking any legal action he decided to come before Council and simply ask that the City do the right thing. Mr. Walker stated he grew up in U City, graduated from U City High, established his business here, and was forced to move. And with the millions of dollars being spent on this project, all he is asking for is his fair share based on the promises that were made.

**P. COUNCIL COMMENTS**

Councilmember Cusick reminded everyone that the Annual State of the City will be held on Wednesday at 7 p.m. This will be a virtual meeting and the link can be found by visiting the City's website.

Councilmember Clay announced that Ms. Mattie Pruitt, a resident of the 3rd Ward, will be turning 100 years old in April. Ms. Pruitt served as an auxiliary police officer, volunteered with U City in Bloom, started the Sutter Heights Block Unit, and is a long-time member of All Saints Catholic Church. Her son-in-law is Sergeant Reginald Hope, a U City Police Officer. So, on behalf of the 3rd Ward and his colleagues, he would like to wish Ms. Pruitt a very happy 100th birthday.

Mayor Crow welcomed the City's new employees and congratulated Ms. Smith on her promotion. Through your efforts, you can make U City a better place for those who live and work here.

**Q. EXECUTIVE SESSION**

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

Councilmember Hales moved to close the Regular Session and go into a Closed Session, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

**Ayes:** Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, Councilmember McMahon, Councilmember Hales, and Mayor Crow.

**Nays:** None.

**R. ADJOURNMENT**

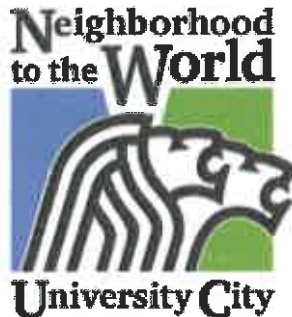
Mayor Crow thanked everyone for their attendance and closed the regular City Council meeting at 7:00 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese,  
City Clerk

**From:** [Tom Sullivan](#)  
**To:** [Council Comments Shared](#)  
**Subject:** Council Comments, 02.28.22  
**Date:** Monday, February 28, 2022 11:48:02 AM

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February 28, 2022

COMMENTS FROM TOM SULLIVAN  
751 SYRACUSE AVENUE  
UNIVERSITY CITY, MO 63130

City Council Members,

This is to inform you the City of University City is again violating state laws by unlawfully spending public money on a ballot issue and also failing to report the expenditures as required by law. Of course, I am referring to your campaign to support Proposition F.

As you know, a challenge was made to the law prohibiting public funds being expended on ballot issues. But the Missouri Supreme Court unanimously upheld the law.

I have gone through this before with the University City School District and the University City Public Library. The library was found to be in violation of the law by the Missouri Ethics Commission and fined. It's unfortunate that University City has such dishonest public officials.

This time I will be filings complaints with the ethics commission again but



will also get federal authorities involved. When you violate state laws a federal case can usually be made that you also violate federal laws. There is now an Assistant U.S. Attorney who is focusing on public corruption. He is the one who handled the Steve Stenger matter.

You might recall a St. Louis official was once prosecuted by the U.S. Attorney's office after violating state election laws. As the result of a plea bargain, he resigned from office and then served some time in a federal prison.

Former state Attorney General William Webster had to resign from office and was sentenced to two years in a federal prison. Among other things, he used his office and office resources to support his political campaign. The federal judge that sentenced him said he was guilty of a misappropriation of state funds. I think the same can be said of all of you and also City Manager Gregory Rose.

A former Speaker of the Wisconsin Assembly was sentenced to 15 months in federal prison after he was found guilty of using state resources to further his campaign. The sentencing judge said his actions amounted to "common thievery."

I will be seeking the following:

1.) Every cent spent on the campaign must be paid back to the City by Mayor Terry Crow, every Council Member and City Manager Gregory Rose. With a complaint I once had against the Chief of the St. Louis Fire Department, the St. Louis Circuit Attorney made the Chief pay back what was spent to promote a bond issue out of his own pocket. The same thing needs to happen with all of you.

2.) Mayor Terry Crow, all Council Members and City Manager Gregory Rose should be prosecuted for theft of public funds to unlawfully support Proposition F. You will be subject to fines and prison terms. You should be treated like other corrupt public officials.

3.) Complaints will be filed against Mayor Terry Crow, Councilman Steve McMahon and City Attorney John Mulligan with the Chief Disciplinary Counsel. When you willfully violate laws you swore an oath to follow, then your law licenses should be taken away.

Several years back, the General Counsel at the Metropolitan St. Louis

Sewer District thought he was pretty slick and would never get caught. It took over a year but my tracking of him resulted in a 23-count federal indictment. He eventually was sentenced to 46 months in federal prison and had to give up his law license.

When you corrupt an election -- the most fundamental aspect of our democracy -- then you need to suffer the consequences.

Thank you for considering my comments. They do not relate to any agenda item.

**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>CM20220314-01</b>
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<b>SUBJECT/TITLE:</b> CUP 22-04 Application for a Conditional Use Permit for the Avenir development to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 1	
<b>AGENDA SECTION:</b>	City Managers Report	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends approval.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> At the Plan Commission meeting on February 23, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit for the Avenir development, with the following conditions: 1. Allow a Floor Area Ratio of 1.14, where 1.0 is required; and 2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required. 3. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation, as well as Plan Commission Transmittal Letter and the application for the Conditional Use Permit.			
<b>LIST CITY COUNCIL GOALS (S):</b>			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	March 14, 2022



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

February 23, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Application for Conditional Use Permit CUP 22-04 – Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.

Dear Ms. Reese,

At a regularly scheduled meeting, on February 23, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by Charles Deutsch and Company for a Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of the application subject to the following conditions:

1. Allow a Floor Area Ratio of 1.14, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.
3. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

**CITY COUNCIL**

MEETING DATE: March 14, 2022

FILE NUMBER: CUP 22-04

COUNCIL DISTRICT: 1

Applicant: Charles Deutsch and Company

Location: 8630 Delmar - Avenir

Request: Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.09 and a reduction in the west side setback to no less than 24' feet.

Existing Zoning: GC, HRO, MR and SR Districts

Proposed Zoning: Planned Development Mixed-Use (PD-M) District

Existing Land Use: Multi-Family, Commercial, Single Family

Proposed Land Use: Mixed-use: Multifamily and Commercial

**Surrounding Zoning and Land Use**

North: MR – Medium Residential, GC – General Commercial

East: GC – General Commercial

South: HRO – High Density Residential/ Office, SR – Single-family Residential.

West: MR – Medium Residential, SR – Single-family Residential.

**COMPREHENSIVE PLAN CONFORMANCE**

Yes       No       No reference

**PLAN COMMISSION RECOMMENDATION**

Approval     Approval with Conditions     Denial

**ATTACHMENTS**

- A. CUP Application

**Applicant's Request**

This request for a Conditional Use Permit (C.U.P.) accompanies the Applicant's Map Amendment request also on the agenda this evening. The Plan Commission approved the same C.U.P. request on May 26, 2021 to accommodate the previous Map Amendment. An identical request is made this evening to:

1. Allow a Floor Area Ratio of 1.09, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.

### **Plan Commission Meeting**

At the Plan Commission meeting on January 26, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit for the Avenir development, with the following conditions:

1. Allow a Floor Area Ratio of 1.14, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.
3. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

The F.A.R. was increased from 1.09 to 1.14 due to a calculation error in the original submittal.

### **Staff Recommendation**

Staff recommends approval of the application based upon its consistency with the previously reviewed and recommended plan concept. However, staff recommends approval of the Conditional Use Permit subject to the following condition:

1. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

*It is Staff's understanding that this request is currently being reviewed by St. Louis County.*





# Department of Community Development

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

## APPLICATION FOR CONDITIONAL USE PERMIT Under Article 11 of the Zoning Code of University City, Missouri

6.2 Acre Site bounded by McKnight Place to its east, Delmar Blvd. to its north, Kingdel Dr. To its west, and Barby Ln. to its south.

1. Address/Location of Site/Building: \_\_\_\_\_

2. Zoning District (check one):

\_\_\_SR \_\_\_LR \_\_\_MR \_\_\_HR \_\_\_HRO \_\_\_GC \_\_\_LC \_\_\_CC \_\_\_IC \_\_\_PA  PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: \_\_\_\_\_

Charles Deutsch, Charles Deutsch and Company, 1 McKnight Place, St. Louis, MO 63124, 314-372-2272

4. Applicant's Interest in the Property:  Owner \_\_\_ Owner Under Contract \_\_\_ Tenant\*  
\_\_\_ Tenant Under Contract\* \_\_\_ Other\* (explain): \_\_\_\_\_

\* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:  
N/A

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

1: Floor Area Ratio (FAR): University City code allows for an increased FAR of 1.0 -3.0 with a conditional use permit.

2: Buffer/Setback: University City code allows for reductions of the buffer/setback dimensions with a conditional use permit.

A landscape plan has been created to ensure proper buffering of all areas near encroachments, as well as generous landscaping over the entire site.

b) At the specific location will contribute to and promote the community welfare or convenience.

The development of Avenir will vastly improve the current state of this 6.2 acre tract. Avenir will promote community welfare and convenience by improving the current environs, improving the roads and sidewalks, and bringing a residency base who will help support the area. Additionally, a coffee shop within walking distance from nearby neighborhoods will be developed which will greatly increase much needed commercial amenity space in the area.

c) Will not cause substantial injury to the value of neighboring property.

Avenir has been designed with the neighboring properties in mind. The building setback was increased as it approaches the neighborhood to the southwest, and the encroachment is mainly along the non-residential side of the development. The encroachment is offset by a huge courtyard which will bring a feeling of openness to the neighborhood, as well as generous landscape buffers will be planted.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

The CUP items are within the allowed variances able to be granted by City Council.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

Parking meets code for Avenir and the coffee shop. A parking study has been performed by a representative of the developer, and the City also had their own parking study performed, both showing ample parking for the site.

\*\* Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

2/15/22  
Date

  
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.

Application Fee in the Amount of \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Application returned for corrections, additional data.

Final complete application received.

File # \_\_\_\_\_ created.

Conditional Use Permit Questionnaire:

1) Description of the proposed Conditional Use, in narrative form:

Avenir is a proposed 262 unit multifamily development in University City. Based on the design of Avenir, two conditional use permits (CUP) are needed:

- 1) The Floor Area Ratio (FAR), at 1.08, slightly exceeds the standard allowance of 1.0. However, the code allows for the FAR to be increased to a 3.0. **Exhibit A** shows the FAR calculation.
- 2) The buffer/setback of thirty feet has a minor encroachments on the west side of the property. See **Exhibit B**.
  - 1) The west side encroachment is within the 20% adjustment allowed to be granted. We previously received approval for a setback exception for 2 western encroachments, the northwest and southwest encroachment into the setback line. This revised request is now only for the 1 encroachment, the northwest leg. The previous southwest encroachment has now turned into an enlarged buffer, increasing by 47.8 feet from the prior approved plan, as shown in **Exhibit C**.

2) Historical information about the applicant, the company and/or the organization:

Charles Deutsch is one of the developers and the majority owner and operator of The Gatesworth Senior Living Campus, which is located in the southwest quadrant of Delmar Boulevard and I-170. Through The Gatesworth Communities, we have enjoyed a very productive 34-year relationship with University City, and over this time, we have continuously expanded our campus by developing multiple phases of the finest full continuum-of-care senior living facilities in the Saint Louis region. Our total footprint is now comprised of: 682,000 SF of area under roof, 491 living units, 537 residents, 443 full-time equivalent employees, 553 garage and surface parking spaces, and 13.1 acres. Additionally, we have become both the largest tax payer and the largest employer in University City. Interestingly, we have submitted development proposals to the University City Planning Commission and City Council no less than six times over this period, and have received approval for seven separate market-driven phases of construction. Today, The Gatesworth Senior Living Campus represents an asset value of approximately \$300,000,000 in University City's highly desirable west end.

3) Explain why this particular site was chosen for the proposal

The site is an accumulation of 22 parcels that have been acquired since 2003. This site was chosen because of its natural use as a multifamily site, its proximity to The Gatesworth Communities, and its frontage along Delmar Blvd. This site has been envisioned as a multi-family development for over 18 years.

4) State the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use

Avenir will employ approximately 15 employees and the coffee shop will employ approximately 10 employees.

The hours of operation for Avenir will be 8:00 am to 8:00 pm Sunday through Saturday, however tenants will have access 24/7. The coffee shop hours of operation will be approximately 5:00am to 9:30pm, 7 days a week.

Unique features to Avenir will be an oversized courtyard packed with amenities, nicely well designed common spaces, and nicely appointed units with 10 different layouts.

- 5) Submit any other information that will help the Plan Commission and City Council in their decisions.

We have designed Avenir with a premium exterior appearance that will stand the test of time and fit in well with the surrounding environment. A rendering of Avenir with its coffee shop is attached as **Exhibit D**.

- 6) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties.

We do not believe the required CUPs will cause any negative impact on the surrounding properties and adjacent streets. To ensure this, a landscape buffer will be present along the west side of the encroachment areas, as well as around the entire site. Also, premium material will be used on the outside of the building. Near the area of minor encroachment is a huge, open courtyard space that will bring a feeling of openness to the abutting neighborhood.

- 7) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

The legal description is attached as **Exhibit E**.

Nine Sunnen Drive  
Saint Louis, MO 63143  
P 314 646 0400  
F 314 646 0100

Exhibit A

**GRAY DESIGN GROUP**

2022

February 15

Zack Deutsch  
**Gateco Development**  
One McKnight Place  
Saint Louis, Missouri, 63124

Regarding

Avenir Apartments

Dear Zack:

Please see the information below regarding the current FAR calculations for the Avenir Apartments project.

Total Development Area: = 270,259.37 sf  
Total Building Area: 306,607 sf  
Unit Area: 239,499 sf  
Corridor Area: 44,797 sf  
Tenant Amenity Space Area: 8,603 sf

Units Only: 239,499 sf  
 $239,499 / 270,259.37 \text{ sf} = \underline{0.886180 \text{ net FAR}}$

Units + Corridors: 284,295 sf  
 $(239,499 + 44,797) / 270,259.37 \text{ sf} = \underline{1.051935 \text{ net FAR}}$

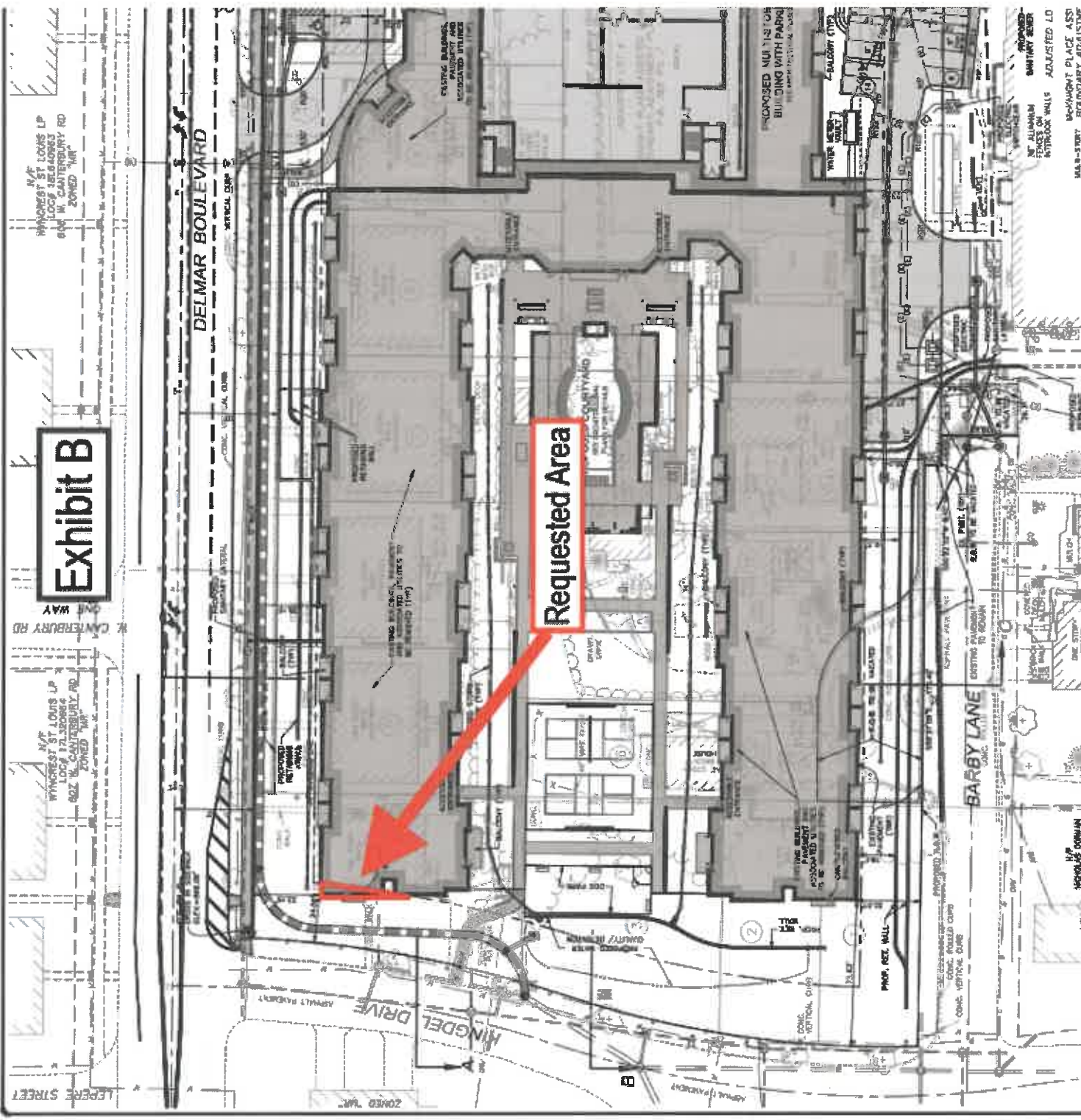
Units + Corridors + Tenant Amenity Spaces: 292,898 sf  
 $(239,499 + 44,797 + 8,603) / 270,259.37 \text{ sf} = \underline{1.083768 \text{ net FAR}}$

Leasing Offices & Mail Room: 1,602 sf  
Tenant & Bike Storage: 5,500 sf

Not included in numbers above: open air garage, mechanical areas, janitor closets, building storage, or pool equipment.

Thank you,  
Amanda Holguin, Project Manager

gray.  
K-1-9



**Exhibit B**

**Requested Area**

Engineering: P. J. ... Planning: ...



Exhibit C

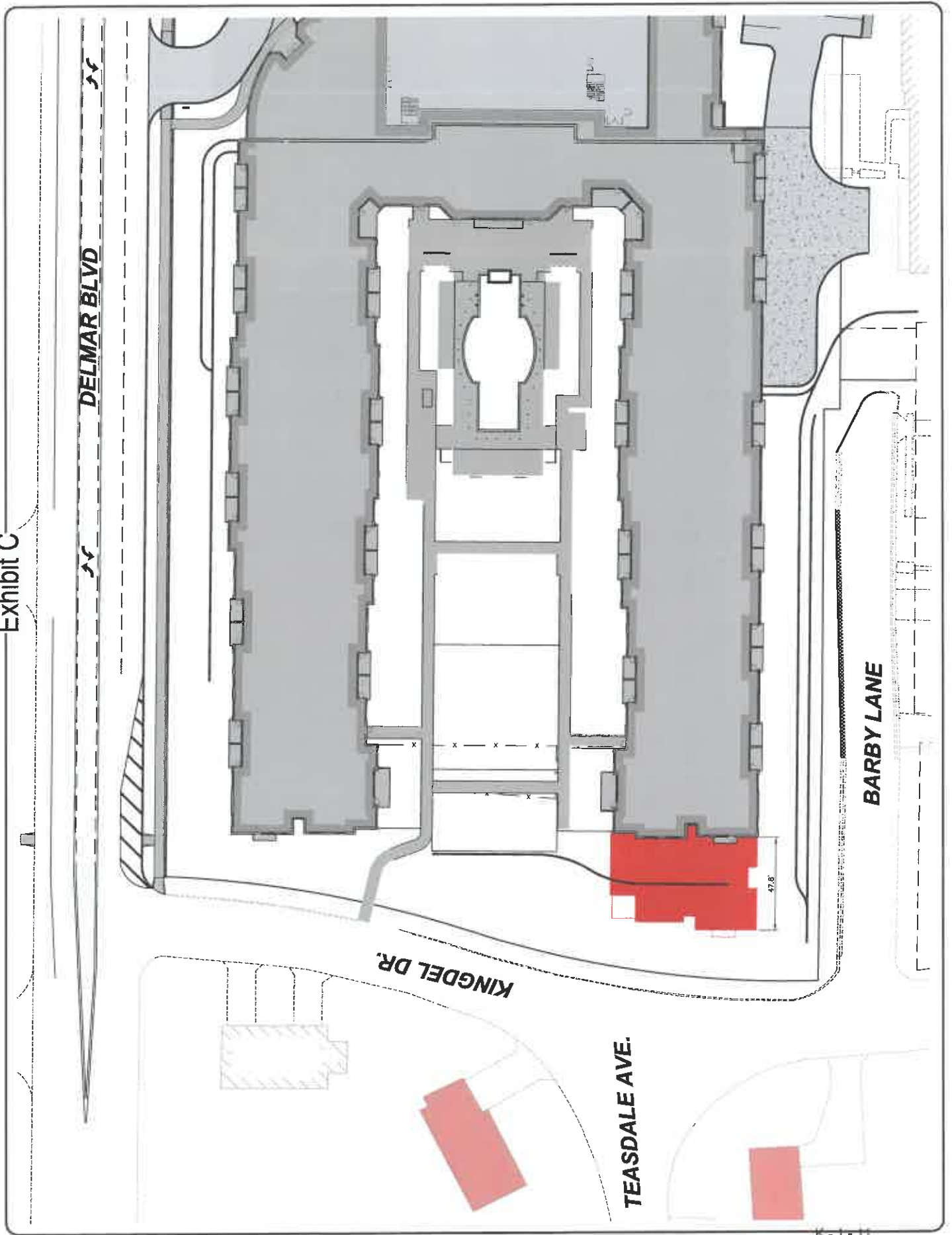


Exhibit D



THE **STERLING** CO  
ENGINEERS & SURVEYORS

Exhibit E

5055 New Baumgartner Road St. Louis, Missouri 63129  
(314) 487-0440 fax: (314) 487-8944

Order Number: 19-09-308

Date: December 3, 2021

No of Pages: 2 By: VWH

**PROPERTY DESCRIPTION**

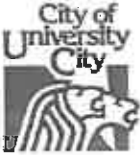
Project: Avenir  
Description: OVERALL PROPERTY DESCRIPTION

A tract of land being all of Lots 1-5 of "Delprice" recorded in Plat Book 41 Page 20 of the St. Louis County, Missouri records, all of Lots 14 and 15 of "Barby Lane", recorded in Plat Book 61 Page 30 of said records, all of Adjusted Lot 4 of "McKnight Place Assisted Living Boundary Adjustment Plat 2" recorded in Plat Book 365 Page 7 of said records, and several tracts of land located in Section 8, Township 45 North, Range 6 East, all located in Section 8, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest corner of above-said Lot 1 of "Delprice", said corner being the intersection of the east right-of-way line of Kingdel Drive (50 feet wide) and the south right-of-way line of Delmar Boulevard (80 feet wide); thence along the south right-of-way line of Delmar Boulevard (width varies) the following courses and distances: South 89°23'32" East, 73.47 feet to the northeast corner of said Lot 1; along the east line of said Lot 1, South 00°56'50" West, 10.00 feet; South 89°23'32" East, 520.23 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; and South 89°23'32" East, 10.98 feet to a point on the west right-of-way line of McKnight Place (width varies); thence leaving said south right-of-way line and along said west right-of-way line of McKnight Place the following courses, distances and curves: South 00°32'17" West, 9.93 feet to a point of curvature; thence along a curve to the left with a radius of 68.00 feet, whose chord bears South 09°42'27" East, 24.19 feet, an arc distance of 24.32 feet to a point of reverse curvature; along a curve to the right with a radius of 63.00 feet, whose chord bears South 09°46'30" East, 22.26 feet, an arc distance of 22.38 feet to a point of tangency; South 00°24'12" West, 52.39 feet to a point of curvature; along a curve to the right with a radius of 88.00 feet, whose chord bears South 11°41'16" West, 34.44 feet, an arc distance of 34.66 feet to a point of reverse curvature; along a curve to the left with a radius of 112.00 feet, whose chord bears South 11°39'43" West, 43.93 feet, an arc distance of 44.22 feet to a point of tangency; South 00°21'06" West, 93.17 feet to a point of curvature; and along a curve to the right with a radius of 20.00 feet, whose chord bears South 17°17'03" West, 11.65 feet, an arc distance of 11.82 feet to a point on the north right-of-way line of Barby Lane (50 feet wide); thence leaving said west right-of-way line and along said north right-of-way line of Barby Lane, said line being non-tangent to the previous course, North 89°37'08" West, 6.78 feet to a point; thence leaving said north right-of-way line, South 00°22'52" West, 11.36 feet to the northeast corner of Adjusted Lot 3 of above-said "McKnight Place Assisted Living Boundary Adjustment Plat 2"; thence along the north line of said Adjusted Lot 3, said line also being the south line of above-said Adjusted Lot 4, North 89°37'08" West, 485.25 feet to the southwest corner of said Adjusted Lot 4; thence leaving last side line and along the west line of said Adjusted Lot 4, North 00°22'52" East, 11.36 feet to the southeast corner of above-said Lot 14, said corner also being on the north right-of-way line of Barby Lane (50 feet wide); thence leaving last said west line and along the north and west right-of-way lines of said Barby Lane the following courses, distances and curves: North 89°37'08" West, 90.69 feet to a point of curvature; along a curve to the right with a radius of 25.00 feet, whose chord bears North 54°21'16" West, 28.87 feet, an arc distance of 30.77 feet to a point of reverse curvature; along a curve to the left with a radius of 50.00 feet, whose chord bears North 54°21'16" West, 57.74 feet, an arc distance of 61.55 feet to a point of tangency; North 89°37'08" West, 49.78 feet

to a point on the east line of Lot 4 of above-said "Delprice"; South 00°56'50" West, 53.25 feet to the southeast corner of Lot 5 of said "Delprice"; and North 89°05'25" West, 122.80 feet to the southwest corner of said Lot 5, said corner also being on said east right-of-way line of Kingdel Drive; thence leaving said north and west right-of-way lines of Barby Lane and along said east right-of-way line of Kingdel Drive the following curves: along a curve to the right being non-tangential to the previous course, with a radius of 397.57 feet, whose chord bears North 00°40'34" West, 22.39 feet, an arc distance of 22.39 feet to a point of compound curvature; along a curve to the right with a radius of 524.24 feet, whose chord bears North 09°33'42" East, 157.23 feet, an arc distance of 157.82 feet to a point of reverse curvature; and along a curve to the left with a radius of 595.08 feet, whose chord bears North 10°29'36" East, 159.32 feet, an arc distance of 159.80 feet to the Point of Beginning and contains 260,100 square feet or 5.971 acres, more or less according to survey performed by The Sterling Company during the months of September and October, 2019 under Order Number 19-09-308.

**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>UB20220314-01</b>
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<b>SUBJECT/TITLE:</b> REZ 22-02 A Zoning Map Amendment from GC – General Commercial District to HR – High Density Residential District for 1004 Pennsylvania Avenue.			
<b>REQUESTED BY:</b> Brooke A. Smith		<b>DEPARTMENT / WARD</b> Community Development/Ward 2	
<b>AGENDA SECTION:</b>	Unfinished Business - Bill 9454	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b>			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

**STAFF COMMENTS AND BACKGROUND INFORMATION:**  
Staff recommends approval of the proposed Map Amendment with the following conditions:

1. The redevelopment of the site shall meet the parking requirements for the number of units proposed;
2. Additional parking spaces shall be constructed using permeable materials.
3. A Landscape Plan shall be submitted for review and approval with the Site Plan

<b>CIP No.</b>	
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**RELATED ITEMS / ATTACHMENTS:**

1. Bill 9454
2. Attached are the Staff Report from the January 26, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation.

**LIST CITY COUNCIL GOALS (S):**

<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregory Rose	<b>MEETING DATE:</b>	March 14, 2022
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INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**BILL NO. 9454**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1004 PENNSYLVANIA AVENUE FROM “GC” GENERAL COMMERCIAL DISTRICT TO “HR” HIGH DENSITY RESIDENTIAL DISTRICT.**

**WHEREAS**, Chapter 400 of the University City Municipal Code divides the City into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

**WHEREAS**, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 1004 Pennsylvania Avenue from “GC” General Commercial District to “HR” High Density Residential District; and

**WHEREAS**, the City Plan Commission, in a meeting held via video conference on January 26, 2022, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

**WHEREAS**, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on March 14, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on February 27, 2022; and

**WHEREAS**, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts so as to change the classification of property at 1004 Pennsylvania Avenue from “GC” General Commercial District to “HR” High Density Residential District;

Section 2. Said property at 1004 Pennsylvania Avenue, totaling 1.34 acres, has a St. Louis County locator number of 17J310690.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

January 26, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Zoning Map Amendment – 1004 Pennsylvania Avenue (REZ-02)

Dear Ms. Reese,

At a regularly scheduled meeting on January 26, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application by Crossroads Realty, LLC to rezone 1.34 acres of land at 1004 Pennsylvania Avenue from General Commercial (GC) District to High Density Residential (HR) District, with the following conditions:

1. The redevelopment of the site shall meet the parking requirements for the number of units proposed;
2. Additional parking spaces shall be constructed using permeable materials.
3. A Landscape Plan shall be submitted for review and approval with the Site Plan.

By a vote of 7 to 0, the Plan Commission recommended approval of said Map Amendment to the University City Official Zoning Map.

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

**CITY COUNCIL**

MEETING DATE: February 14, 2022

FILE NUMBER: REZ 22-02

COUNCIL DISTRICT: 2

Applicant: Crossroads Realty, LLC

Location: 1004 Pennsylvania Avenue

Request:

Existing Zoning: GC – General Commercial District

Proposed Zoning: HR – High Density Residential District

Existing Land Use: Vacant building

Proposed Land Use: Dwellings, elevator-type

**Surrounding Zoning and Land Use**

North: GC – General Commercial

East: GC – General Commercial

South: GC – General Commercial

West: PA – Public Activity (Public Park)

*\*See Zoning Map on Page 2 and Aerial photo on Page 3.*

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**PLAN COMMISSION RECOMMENDATION**

Approval     Approval with Conditions in Resolution     Denial

**ATTACHMENTS**

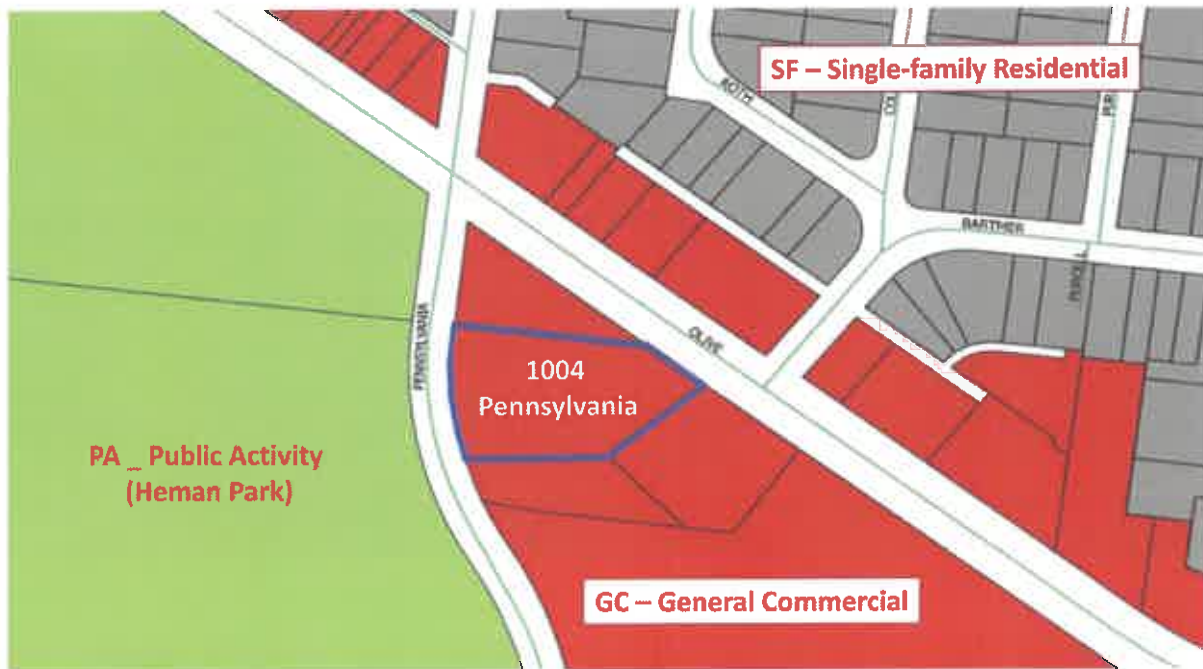
- A. Map Amendment Application
- B. Project Floor Plans

**APPLICANT’S REQUEST**

The Applicant is requesting that the subject property be rezoned from a GC – General Commercial District to an HR – High-density Residential District to accommodate the development of 20 apartment units comprised of the following:

- Two (2) two-bedroom units;
- Four (4) one-bedroom units; and
- Fourteen (14) studio units.

The Applicant is also proposing twelve (12) storage units in the building's basement. Floor plans are included as an attachment to this report.



### Existing Property

The existing building at 1004 Pennsylvania Avenue consists of one approximately 26,517 square-foot, 3 story building that was built in 1948. It served as a VA clinic and shelter for many years. Prior to that, the building was a convent. The parcel is approximately 1.34 acres in size and is zoned General Commercial. The City's Heman Park is located directly to the west, across Pennsylvania Avenue. St. Louis County lists the number of living units of the facility at forty-five (45). The Applicant is requesting less than half of that number – 20.

The property was also the subject of a Conditional Use Permit (C.U.P.) application for a Sustainability Training and Residency Center in March of 2021.

### ANALYSIS

#### Density

Section 400.320 of the HR – High-Density Residential District regulations (Permitted Uses) designates a density limitation of 1.0 (“Dwellings, elevator-type, up to a F.A.R. of one (1.0)”) Floor Area Ratio (F.A.R.) is defined as the gross floor area of a building or multiple buildings on a zoning lot divided by the total area of such zoning lot. For this property and building in its current condition, the F.A.R. is 0.45. The Applicant's plans

will affect the F.A.R. very little, if at all. It will certainly not approach the 1.0 limit designated in the Zoning Ordinance. Nonetheless, Staff will make sure this number does not vary much as the project evolves.



### Landscaping

A Landscape Plan will be required as part of the Site Plan approval process. The proposed project benefits by the location of numerous mature trees on the site. While not all of the trees could likely be saved, given their condition and the need for additional parking for the facility, the Applicant is encouraged to retain as many as possible, while supplementing existing vegetation with an appropriate Landscape Plan.

### Vehicular Access

The site is accessible primarily from Pennsylvania Avenue. There is another entrance off Olive Boulevard, which appears to have served as pick-up and drop-off location for past uses. All of the existing parking spaces are accessible from Pennsylvania Avenue. Public Works comments on the application indicated that the site may need a secondary access for providing emergency services. The Olive Boulevard access point would serve that purpose. The Fire Department will review the site plan and building permit application prior to approval.

### Parking

The existing facility has twenty (20) dedicated parking spaces throughout the site accessible from Pennsylvania Avenue. With the 20 proposed dwelling units, 38 spaces would be required. There appears to be enough space on the property to accommodate the additional parking, should the Map Amendment be approved. The Applicant is aware of the need for additional parking.



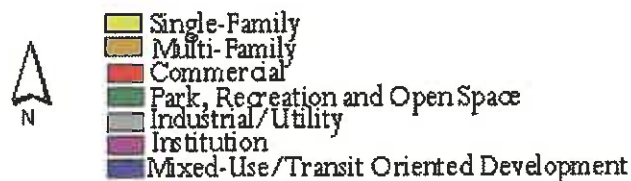
### Comprehensive Plan

It is staff's opinion that the proposed development is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City."*

Redevelopment of this site as the Applicant proposes adheres to the Comprehensive Plan and *"...promote(s) desirable planning concepts such as neighborhood-serving...and transit-oriented development and enhance the pedestrian character of the City."*

The proposed HR – High-Density Residential District zoning is also consistent with the Plan's Proposed Land Use Map, showing 1004 Pennsylvania Avenue as "Multi-family," as shown in a portion of the Map below.



Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



### **Plan Commission Meeting**

At the Plan Commission meeting on January 26, 2022, the Commission changed the language of the required parking from “38 spaces” to the number of spaces required by the Zoning Ordinance. The number could be reduced by 10% if the site can take advantage of being close to a public transit stop.

The Commission also recommended that the additional parking spaces – beyond those that already exist – be constructed with permeable material. The Applicant agreed to these conditions.

*The Plan Commission voted unanimously to approve the Zoning Map Amendment for 1004 Pennsylvania Avenue.*

### **Conclusion/Recommendation – Amended to reflect Plan Commission**

Based on this report’s analysis Staff recommends approval of the Applicant’s proposed Map Amendment with the following conditions:

1. The redevelopment of the site shall meet the parking requirements for the number of units proposed;
2. Additional parking spaces shall be constructed using permeable materials.
3. A Landscape Plan shall be submitted for review and approval with the Site Plan.

**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20220314-01</b>
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<b>SUBJECT/TITLE:</b> SUB 22-02 Application for a Minor Subdivision/Lot Split for the tract of land at 6518 Etzel Avenue.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b>	New Business Bill 9455	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager recommends approval.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff has determined that the Final Plat meets all requirements of Section 405.380 of the Subdivision and Land Development Regulations, and City Ordinance Number 7095, enacted on January 14, 2019.
---

<b>CIP No.</b>	
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance and Plat.	

<b>LIST CITY COUNCIL GOALS (S):</b>

<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregoroy Rose	<b>MEETING DATE:</b>	March 14, 2022
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**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

February 23, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Minor Subdivision – Lot Split (SUB-02)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of JN Development for a proposed Minor Subdivision of property at 6518 Etzel Avenue, dividing the lot at that address from one (1) lot into two (2) lots.

By a vote of 7 to 0, the Plan Commission recommended approval of the Minor Subdivision.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

**CITY COUNCIL**

MEETING DATE: March 14, 2022

FILE NUMBER: SUB 22-02

COUNCIL DISTRICT: 3

Location: 6518 Etzel Avenue

Applicant: JN Development

Request: Approval of a Minor Subdivision from one (1) lot to two (2).

Existing Zoning: SR – Single-family Residential

Existing Land Use: Vacant

Proposed Zoning: No change: SR – Single-family Residential

Proposed Land Use: Two (2) single-family homes

**Surrounding Zoning and Current Land Use:**

North: PA – Public Activity / SR – Single-Family Residential

East: SR – Single-Family Residential

South: LR – Limited Residential

West: SR – Single-Family Residential

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**STAFF RECOMMENDATION**

Approval     Approval with Conditions     Denial

**ATTACHMENTS**

- A. Subdivision Application
- B. Record Plat and Legal Descriptions

**Existing Property and Applicant Request**

The subject property is 0.20 acres in size and is currently vacant. The Applicant is proposing to split the lot into two (2) 30' x 147.4' lots, each 0.10-acre in size. These dimensions would match the lots to the west and east of 6518 Etzel. Zoning of this and surrounding parcels, along with an aerial view of the property, is illustrated on the following page.



## **Staff Review**

Staff reviewed this as part of the “Minor Subdivision” process identified in Section 405.170 of the Subdivision regulations.

## **Analysis**

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations. In addition, the subdivision is consistent with City Ordinance Number 7095, enacted on January 14, 2019. This legislation concerns existing, non-conforming lots in the City. Table 1 in the ordinance lists subdivisions and the prevailing pattern of their dimensions for lots in subdivisions that were platted prior to the City’s first zoning code in 1926.

6518 Etzel Avenue is in the Sutter Heights subdivision. Acceptable dimensions for lots in this subdivision, as outlined in Table 1, are a 3,400 square-foot minimum lot size with a minimum lot width of 30 feet. If the lot at 6518 Etzel Avenue were split, as the Applicant has requested, there would be two (2) lots 4,422 square-feet in area and 30 feet in width. As such, the lot dimensions comply with City standards.

## **Plan Commission Meeting**

*At the Plan Commission meeting on February 23, 2022, the Commission voted unanimously to approve the Minor Subdivision, from one (1) lot to two (2) lots at 6518 Etzel Avenue.*

## **Conclusion/Recommendation**

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Minor Subdivision.

INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND AT 6518 ETZEL AVENUE.**

**WHEREAS**, an application was submitted by JN Development on January 31, 2022 for approval of a final subdivision plat of a tract of land at 6518 Etzel Avenue; and

**WHEREAS**, at its meeting on February 23, 2022, the City Plan Commission reviewed the final plat for the minor subdivision and determined that the final plat is in compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

**WHEREAS**, the final plat for the minor subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

Section 1. Attached, marked “Exhibit A”, and made a part hereof is a final subdivision plat of a tract of land at 6518 Etzel Avenue: Lots 34 & 35, Block 2 of Sutter Heights, a subdivision located in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 7, Page 72 of the St. Louis County Records.

Section 2. It is hereby found and determined that the final plat for the minor subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390, and Ordinance Number 7095, adopted on January 28, 2019. Accordingly, the final plat for the minor subdivision marked “Exhibit A” is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the minor subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.



PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

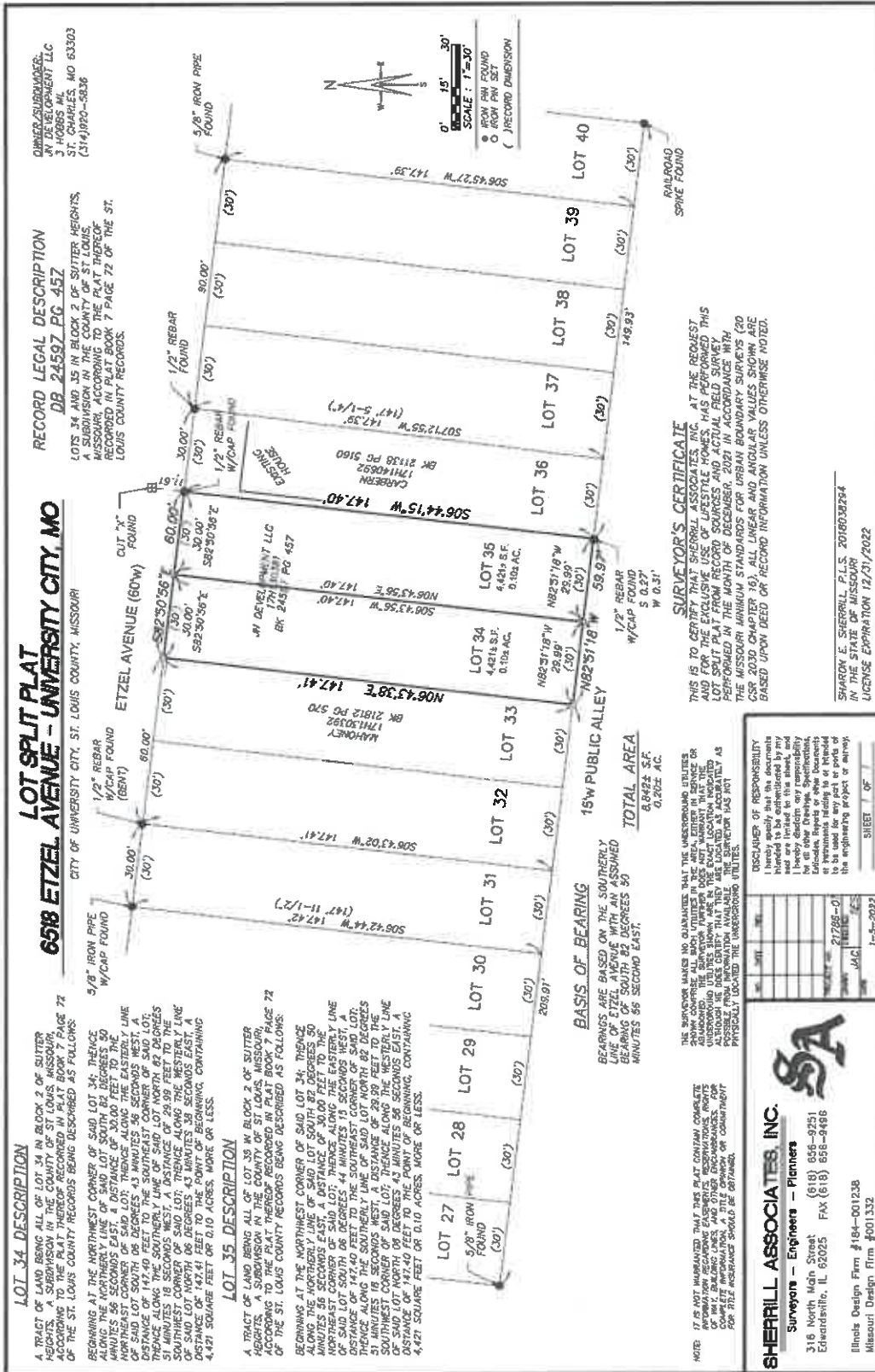
ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

Exhibit A



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20220314-02</b>
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<b>SUBJECT/TITLE:</b> TXT 22-01 Application for Zoning Code Text Amendment to Amend the list of Conditional Uses in the LC – Limited Commercial District, §400.450.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development	
<b>AGENDA SECTION:</b>	New Business Bill 9456	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Planning Commission's recommendation.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			

<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> This Zoning Code Text Amendment is an application by Bamboo Acquisitions, LLC to amend §400.450 the Zoning Ordinance to add to the list of Conditional Uses in the LC – Limited Commercial District, "Automobiles and light truck rental/rent-a-car services" to accommodate an Avis car rental business.
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<b>CIP No.</b>	
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<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, February 23, 2022 Plan Commission Memo, application letter from Bamboo Acquisitions, LLC, an Avis Operational Overview and a Draft Ordinance.
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<b>LIST CITY COUNCIL GOALS (S):</b>

<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	March 14, 2022
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**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

February 23, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Zoning Code Text Amendment (TXT 22-01)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Bamboo Acquisitions, LLC for a Zoning Code Text Amendment to add to the list of Conditional Uses in the "LC" Limited Commercial District, Section 400.450, "Automobile and light truck rental/rent-a-car services."

By a vote of 4 to 3, the Plan Commission recommended approval of the Text Amendment.

Sincerely,

A handwritten signature in blue ink that reads "Margaret Holly". The signature is fluid and cursive, with a large loop at the end.

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**MEMORANDUM**

TO: Plan Commission  
FROM: John Wagner, Ph.D., Senior Planner  
DATE: February 23, 2022  
SUBJECT: "LC" Limited Commercial Text Amendment

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The Plan Commission Code Review Committee met on February 5, 2022, and again on February 10, 2022, to discuss proposed text amendments to the "LC" Limited Commercial section of the University City Zoning Ordinance.

The Committee made no recommendation to the full Plan Commission on the proposed amendment. Please refer to the January 26, 2022 meeting packet for the original application and details on the Applicant's request.

Jaimie L. Mansfield  
General Counsel  
Bamboo Equity Partners, LLC  
(o) 314.744.8986  
[jmansfield@bambooequity.com](mailto:jmansfield@bambooequity.com)



January 10, 2022

VIA: EMAIL ([jwagner@ucitymo.org](mailto:jwagner@ucitymo.org))

City of University City  
Attn: John L. Wagner, Ph.D.  
Senior Planner  
6801 Delmar Boulevard  
University City, Missouri 63130

Re: Application for Text Amendment to the City of University City (the "City") Zoning Code (the "Code") pursuant to Section 400.3140, et. seq., to add a Conditional Use for "Automobile and light truck rental/rent-a-car services, subject to limitations set forth in Sections 400.460 and 400.470" (the "Proposed Conditional Use") to the City's "LC" Limited Commercial District (the "Text Amendment Application")

Dear Dr. Wagner,

On behalf of applicant, Bamboo Acquisitions, LLC ("Applicant"), and with the consent of the current owner of the property located at 8130 Delmar Boulevard in the City ("the Property"), 8130 Delmar, LLC (the "Owner"), please allow this letter to serve as its Text Amendment Application to add the following conditional use to Section 400.450 of the Code within its LC District:

\*\*\*

Section 400.450 Conditional Uses.

A. The following land uses and developments may be permitted in the "LC" district, subject to the issuance of a conditional use permit, in accordance with the procedures and standards contained in Article XI, "Conditional Uses" . . .

...

4. Automobile and light truck rental/rent-a-car services, subject to limitations set forth in Sections 400.460 and 400.470.

\*\*\*

## **I. Background**

By way of background, Applicant is an active and fully integrated real estate development, investment and advisory firm that specializes in acquiring and repositing properties to ensure value-add market stability not only for the end user of the real estate, but also for the communities said users serve. Should Applicant's Text Amendment Application and subsequent application for a Conditional Use Permit be approved, Applicant intends to do just that – add long-term, stable value for the City.

### **A. The Property.**

Applicant is under contract to purchase the Property. The Property is currently located in one of the City's LC District pockets, and much like the City's other LC District pockets, is surrounded by Single Family Residential and Medium Density Residential Districts. The Property was previously home to University Gardens, and prior to that, home to vehicle repair and service shop. The Property is current vacant and has been so for \_\_ years.

### **B. The Proposed Conditional Use.**

Applicant is seeking to amend the City's Code to authorize the Proposed Conditional Use within the LC District. To that end, Applicant, with the interest and consent of Avis Car Rental ("Avis"), seeks to relocate Avis from its current location at 215 N. Meramec Avenue in the City of Clayton, just under one mile from the Property. Accordingly, upon the approval of the Text Amendment Application and subsequently, the issuance of a Conditional Use Permit, Avis will execute a long-term lease with Bamboo and become a valued member of the City's community.

## **II. Basis of Text Amendment Application.**

### **A. The Proposed Conditional Use is Quiet and Consistent.**

The Proposed Conditional Use been in existence for decades and are quiet and consistent neighbors in their communities. It has withstood down-turns in the economy, proved resilient in response to the ridesharing boom, and have thrived in the wake of the COVID-19 Pandemic, from providing a much-needed reprieve for residents to get away to providing a much-needed safe, service option to businesspersons visiting St. Louis or traveling for business outside of St. Louis. What is more, these uses have found homes away from the traditional airport locations, and have instead, nestled themselves into quiet areas of communities. For example, Avis' current location in the City of Clayton is within its C-2 General Commercial District, and much like the City's LC District, is surrounded by Low Density Multiple Family Dwelling, Single family Dwelling Districts. Enterprise Rent-a-Car in Brentwood is located in the City's Planned Development District but is abutted to single family homes.



Additionally, the Proposed Conditional Use is one of the least intrusive uses, in that the traffic count is lower than any traditional retail use typically found in commercial districts. Applicant can, upon request, provide Avis' traffic count data for its current Clayton location, as well as its national average statistics. With only one to two employees onsite each day working within a small indoor office, excessive noise nuisances are completely abated. Furthermore, with any Avis operation, security of the entire site will be enhanced in a manner that will surely deter crime or disturbances in the area (and particularly at the Property as it sits vacant) and as such, will provide additional security for the surrounding residential and commercial neighbors.

Furthermore, by authorizing this use as a Conditional Use within the LC District, the City can impose additional restrictions on the use over and above the Density and Dimensional Regulations found in Section 400.460 of the Code and the Other Development Standards found in Section 400.470 of the Code. For example, by Resolution, the City may want to limit the amount of parking stalls, limit the hours of operation, and/or impose additional landscaping and lighting standards, and perhaps look towards lot size restrictions for this type of use. Applicant and Avis will work with the Plan Commission to address those considerations and upon any such Resolution, will ensure compliance during the Site Plan Application process.

**B. The Proposed Conditional Use is in Conformity with City's Comprehensive Plan.**

The City mandates in its Comprehensive Plan the concept that as the City redevelops, it must take care not to govern development decisions by short-term payoffs, but to redevelop areas in accordance with its long-term vision while recognizing the challenging need for immediate improvement. To that end, the Comprehensive Plan sets forth certain goals for managing its growth. The City looks at a number of factors, which include, but are not limited to, the management and improvement of commercial areas, the preservation and improvement of residential neighborhoods, as well as the management of physical development in a manner that increases the value of the surrounding property, adds to public convenience and enhances community resources. The Proposed Conditional Use strikes the desired balance of managing growth, as it both maintains and improves upon the City's LC District with a quiet and convenient service that is helpful to and mindful of its residential and contemplative neighbors. Further, development of any site for this use would be enhanced by landscape buffering and other aesthetic considerations.

Further, the Comprehensive Plan's sets forth a particular focus on the Delmar-Old Bonhomme district, which contains a combination of office, specialty retail convenience, and restaurant uses, and states that typically, parking is inadequate for some businesses within this district. For the Proposed Conditional Use, parking will not be an issue, as many end users will be dropped off at the location to pick up their rental vehicle.

Lastly, the City's focus in its Comprehensive Plan understandably focuses on improving the physical appearance of its commercial districts. To that end, with the assistance of Bamboo's sister company, OakLine Studios, please see attached the proposed renderings of the development, wherein the existing building will be repurposed and tied into the surrounding buildings, places of worship and retail centers. Further, by

Jaimie L. Mansfield  
General Counsel  
Bamboo Equity Partners, LLC  
(o) 314.744.8986  
[jmansfield@bambooequity.com](mailto:jmansfield@bambooequity.com)



authorizing this use as a conditional use, the City can ensure at the adoption of any such Resolution for a conditional use permit that its standards are met.

**III. Conclusion**

Of important note, the Owner, and individually, Boris Bukhshtaber and Janet Cronin, are in support Bamboo's Text Amendment Application. Boris and Janet have been property owners and residents of University City for decades. The current owners have reached out to the surrounding community for support and have received positive feedback about the Proposed Conditional Use and will share same with the Plan Commission and/or Subcommittee. At the request of the City Manager, Boris, Janet and members of Bamboo have informed Councilmembers Hale and McMahon of the Text Amendment Application and they have been made aware of Applicant's intentions and the filing of this Application. On behalf of the current owners of the Property and Bamboo, thank you for your time and consideration and we all look forward to presenting this opportunity to the Plan Commission on January 26, 2022, and City Council in the near future.

Sincerely,

A handwritten signature in blue ink that reads "Jaimie Mansfield".

Jaimie L. Mansfield  
General Counsel

**Enclosures**

- c.c. Dan Dokovic, Managing Principal of Bamboo Equity Partners (via email)
- Boris Bukhshtaber, representative of 8130 Delmar, LLC (via email)
- Janet Cronin, representative of 8130 Delmar, LLC (via email)
- Matt Bukhshtaber, CBRE, representative of 8130 Delmar, LLC (via email)
- Jeff Wanger, Area Development Manager for Avis (via email)

## **OPERATIONAL OVERVIEW**

Avis Budget – Clayton, MO Relocation to

Avis Budget Car Rental, LLC

Proposed Address

8130 Delmar Blvd

Universal City, MO 63130

Avis Budget Car Rental, LLC is the parent company of Avis Rent a Car System, LLC and Budget Rent a Car System, Inc. We operate both the Avis and Budget car rental brands throughout the United States and worldwide. Due to a redevelopment of our current site in Clayton, we are seeking to occupy the 8130 Delmar Blvd site and relocate the Clayton business here.

This space was selected after an extensive and exhausting search for a suitable site to operate from. Given the automotive nature of our business, this former service station is ideal. The site was chosen as much for its location adjacent to Clayton as its former/original use. The site also has adequate parking available.

We will typically have approximately 10 cars idle at any given time. During peak holiday/vacation return times we may have as many as 25 vehicles on site, but the amount of time that they would be present should not exceed 2 to 3 days while our shuttling crews work to relocate them to other rental facilities or back to the area airports. Our fleet is shared throughout the greater St. Louis area and is shuttled in/out based on reservation demand.

This will be a full-service car rental facility, servicing both commercial accounts and leisure customers from the surrounding area. We offer daily, weekly, and monthly rates, along with one-way rentals to and from any of our other rental locations within the lower 48 states. Our hours of operation will be Monday through Friday – 7:30 AM to 6:00 PM, Saturday 8:00 AM to 2:00 PM, and Sunday 10:00 PM to 1:00 PM or something very similar.

The location is minimally staffed with an independent agency operator. At this particular location, there would be a maximum of two staff members on duty at any time.

Based on the actual business trends of some of our Clayton location and other area stores, we will have approximately 40 customer transactions in an average day. It is important to note that not all of these transactions take place at the physical location as many of them, upwards of half, are virtual transactions taking place over the internet and/or deliveries to off-site businesses.

The proposed rental facility will not be detrimental to the health, welfare, and safety of the neighborhood nor its citizens as we are not introducing any new aspect or application to the location that hasn't previously existed (customers, cars, parking, etc.). There are no changes to the existing site, building, or parking lot other than our interior finish plan. Our presence in the neighborhood will not

INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING "AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES" AS A CONDITIONAL USE.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI AS FOLLOWS:**

**WHEREAS**, Chapter 400 (Zoning Code) of the Municipal Code of the City of University City, Missouri divides the City into several zoning districts and establishes standards to which land, buildings, structures and their uses must conform; and

**WHEREAS**, Bamboo Acquisitions, LLC applied for a text amendment to Zoning Code Section 400.450 to add to the list of Conditional Uses in the "LC" Limited Commercial District "Automobile and light truck rental/rent-a-car services;" and

**WHEREAS**, at its meetings on February 5, 2022, and February 10, 2022, the City Plan Commission Code Review Committee reviewed the application for said Zoning Code text amendment without making a recommendation to the full City Plan Commission; and

**WHEREAS**, at its meeting on February 23, 2022, the City Plan Commission reviewed the application for said Zoning Code text amendment and recommended to the City Council approval of the text amendment; and

**WHEREAS**, due notice of a public hearing to be held by the City Council in the 5<sup>th</sup> Floor City Council Chambers at City Hall at 6:30 pm, March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 2022; and

**WHEREAS**, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Zoning Code were duly heard and considered by the City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** Section 400.450 of the Municipal Code of the City of University City, relating to conditional uses in the "LC" Limited Commercial Zoning District, is hereby amended by adding the following conditional and renumbering in alphabetical order the conditional uses listed therein:

4. Automobile and light truck rental/rent-a-car services.

**Section 2.** This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

impact negatively on the public infrastructure nor services as the addition of our use is simply not invasive nor intrusive. Finally, we will not negatively impact any existing uses in the immediate area, rather we will complement them as our business is a destination business. We will no doubt be bringing new customers to the other businesses in Universal City as we draw customers from a wide radius of the existing location and we will retain them in the new space. We will not produce excessive noise, glare, fumes, or any other condition that could be considered noxious or injurious in nature.





**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	<b>NB20220314-03</b>
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<b>SUBJECT/TITLE:</b> REZ 22-03 Application for a Zoning Map Amendment and approval of a Preliminary Development Plan for the Market at Olive, Phase 2 development.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 3	
<b>AGENDA SECTION:</b>	New Business - Bill 9457	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Planning Commission's recommendation.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff recommends approval of the Map Amendment and Preliminary Site Development Plan with the following conditions:  1. The uses associated with this development shall be those permitted in the GC – General Commercial District; and 2. A traffic and circulation analysis shall be submitted for review and approval with the Final Site Plan; and 3. A Landscape Plan shall be submitted for review and approval with the Final Site Plan.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary Development Plan, a Draft Ordinance and a Draft Resolution for the Preliminary Development Plan.			
<b>LIST CITY COUNCIL GOALS (S):</b>			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregoroy Rose	<b>MEETING DATE:</b>	March 14, 2022



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

February 23, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Zoning Map Amendment – Market at Olive: Phase 2 (REZ 22-03)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of U. City, LLC for a Zoning Map Amendment for the Market at Olive, Phase 2 development, and to further consider approval of a Preliminary Development Plan.

By a vote of 7 to 0, the Plan Commission recommended approval of the Zoning Map Amendment and Preliminary Development Plan with the following conditions:

1. The uses associated with this development shall be those permitted in the GC – General Commercial District; and
2. A traffic and circulation analysis shall be submitted for review and approval with the Site Plan; and
3. A Landscape Plan shall be submitted for review and approval with the Site Plan.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

**CITY COUNCIL**

MEETING DATE: March 14, 2022

FILE NUMBER: REZ 22-03

COUNCIL DISTRICT: 3

Applicant: U. City, LLC

Location: 8630 Olive Boulevard

Request: A Zoning Map Amendment from PA – Public Activity, GC – General Commercial and HR – High-Density Residential to Planned Development Commercial District (PD-C)

Existing Zoning: PA – Public Activity, GC – General Commercial and HR – High-Density Residential

Proposed Zoning: Planned Development Commercial District (PD-C)

Existing Land Use: Vacant, apartments

Proposed Land Use: Commercial retail

**Surrounding Zoning and Land Use**

North: PA – Public Activity, GC – General Commercial

East: PA – Public Activity, GC – General Commercial

South: SR – Single-family Residential

West: IC – Industrial Commercial

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**PLAN COMMISSION RECOMMENDATION**

Approval     Approval with Conditions in Resolution     Denial

**ATTACHMENTS**

- A. Map Amendment Application
- B. Market at Olive Concept Plan
- C. Preliminary Development plan

## APPLICANT'S REQUEST

The Applicant is requesting that the 13 subject properties be rezoned from PA – Public Activity, GC – General Commercial and HR – High-Density Residential to Planned Development Commercial District (PD-C) to accommodate the development of four (4) commercial buildings comprised of the following areas and illustrated in Figure 1:

- Building “N” – 8,000 square-feet
- Building “I” – 3,900 square-feet
- Building “O” – 11,900 square-feet
- Building “G” – 4,200 square-feet

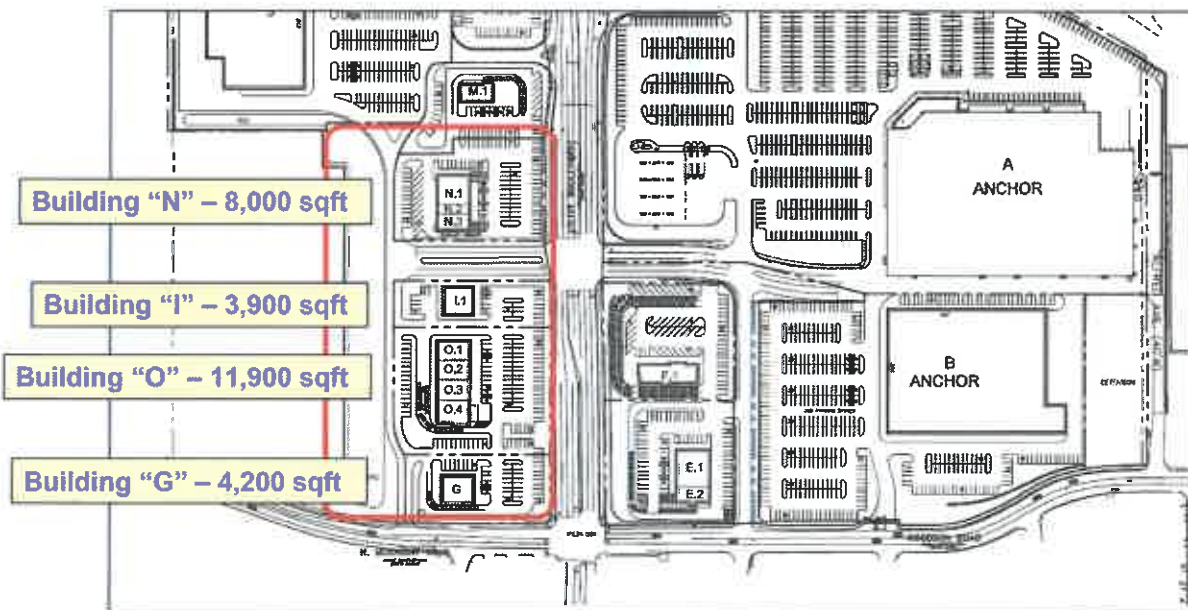


Figure 1. Proposed building sizes for development at the southwest corner of Olive Boulevard and McKnight Road.

## Existing Property

The existing property that comprises the thirteen (13) parcels at the southwest corner of Olive Boulevard and McKnight Road is partially vacant – where buildings I, O and G are in Figure 1. Building N is where the apartments on what is now Briscoe Place are currently located.

The development of these four buildings is part of the larger “Market at Olive” redevelopment project that is currently underway and is consistent with the overall site concept plan that is included with this Staff Report.

## Analysis

### Vehicular Access

There are two (2) proposed access points for the development: one on McKnight Road, just south of Building G, and one on Olive Boulevard, between Buildings N and I. There is likely to be additional access to the site as the area immediately west of this site develops consistent with the Market at Olive Concept Plan.

## Uses

The Applicant anticipates a variety of uses for the four buildings on the site:

Building N: Mixed commercial and restaurant uses, with the possibility of a “pick-up” window.

Building I: Mixed commercial uses.

Building O: Mixed commercial and restaurant uses, with the possibility of drive through services.

Building G: Restaurant with drive through services.

## Comprehensive Plan

It is staff's opinion that the proposed development is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, states, *“The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City.”* The Comprehensive Plan also indicates that the City *“will encourage the design of commercial and retail structures along major corridors for multiple tenants and mixed uses.”*

Additional background on the initial rezoning for the Market at Olive project can be found in the December 23, 2020 Plan Commission packet.

## **Plan Commission Meeting**

At the Plan Commission meeting on February 23, 2022, the Commission voted unanimously to approve the Zoning Map Amendment from PA – Public Activity, GC – General Commercial and HR – High-Density Residential to Planned Development Commercial District (PD-C). The Commission also unanimously approved the Market at Olive: Phase 2 Preliminary Development Plan.

## **Conclusion/Recommendation**

Based on this report's analysis Staff recommends approval of the Applicant's proposed Map Amendment and Preliminary Site Development Plan with the following conditions:

1. The uses associated with this development shall be those permitted in the GC – General Commercial District; and
2. A traffic and circulation analysis shall be submitted for review and approval with the Site Plan; and
3. A Landscape Plan shall be submitted for review and approval with the Site Plan.







UNIVERSITY CITY, MO 63132  
**MARKET AT OLIVE**  
 SKETCH PLANS/PRELIMINARY PLAN FOR  
**EXISTING SITE PLAN**

PROJECT NO. 30832  
 DRAWN BY: [Signature]  
 CHECKED BY: J.W.  
 DATE: 11/19/21  
 SHEET: C-2.0

DATE: 11/19/21  
 SHEET: C-2.0

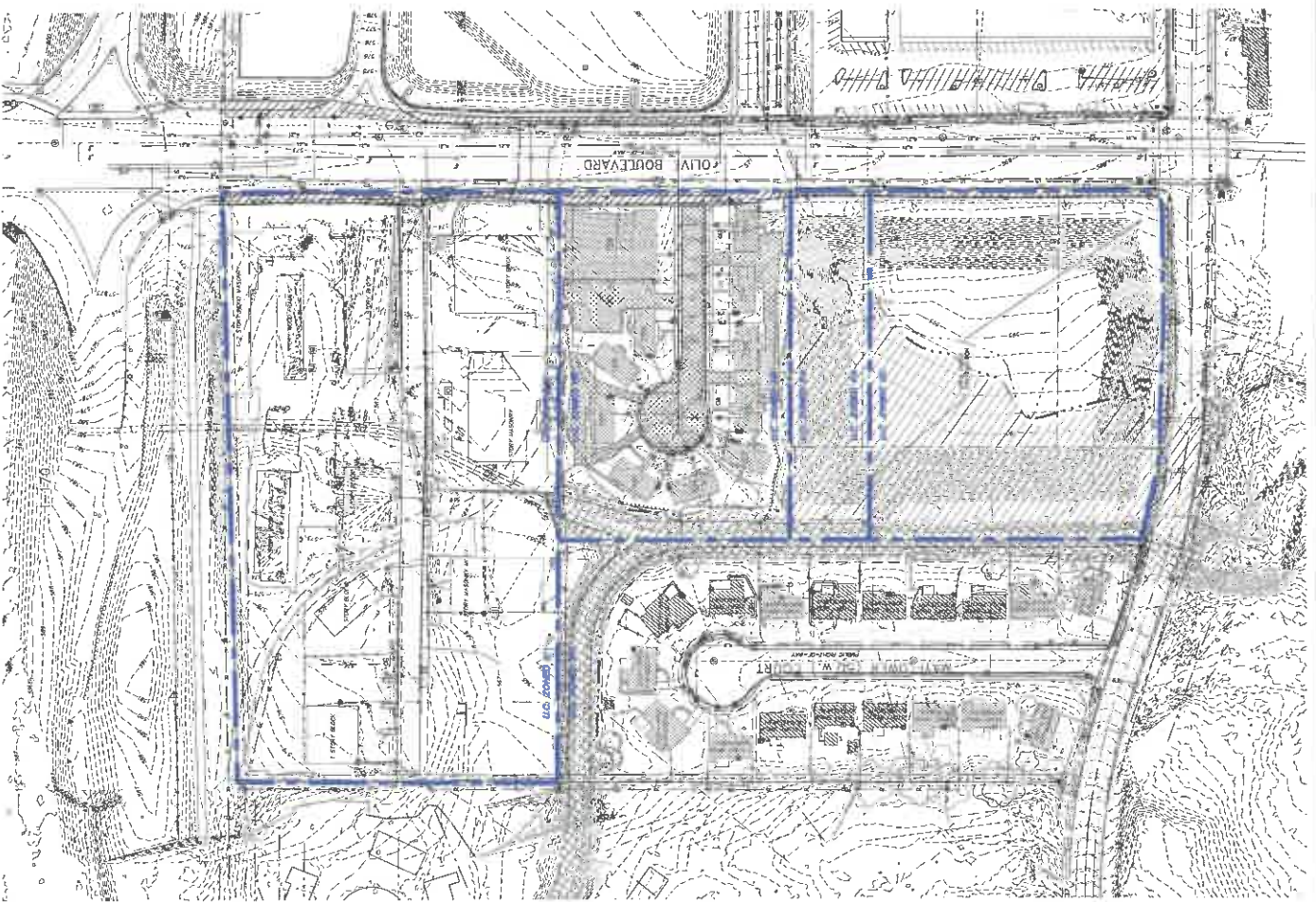
UNIVERSITY CITY, MO 63132  
**MARKET AT OLIVE**  
 SKETCH PLANS/PRELIMINARY PLAN FOR  
**EXISTING SITE PLAN**

PROJECT NO. 30832  
 DRAWN BY: [Signature]  
 CHECKED BY: J.W.  
 DATE: 11/19/21  
 SHEET: C-2.0

UNIVERSITY CITY, MO 63132  
**MARKET AT OLIVE**  
 SKETCH PLANS/PRELIMINARY PLAN FOR  
**EXISTING SITE PLAN**

UNIVERSITY CITY, MO 63132  
**MARKET AT OLIVE**  
 SKETCH PLANS/PRELIMINARY PLAN FOR  
**EXISTING SITE PLAN**

**EXISTING ZONING**  
 IC - INDUSTRIAL COMMERCIAL  
 PA - PUBLIC ACTIVITY  
 HR - HIGH DENSITY RESIDENTIAL  
 GC - GENERAL COMMERCIAL



GRAPHIC SCALE  
 1" = 40' 0" (1:480)

NOTES:  
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.  
 2. THE ZONING DESIGNATION FOR THIS SITE IS GC - GENERAL COMMERCIAL.  
 3. THE SITE IS LOCATED AT THE INTERSECTION OF OLIVE BOULEVARD AND OLIVE STREET.  
 4. THE SITE IS BOUNDARY BY OLIVE BOULEVARD TO THE NORTH, OLIVE STREET TO THE WEST, AND OLIVE AVENUE TO THE EAST.  
 5. THE SITE IS BOUNDARY BY OLIVE BOULEVARD TO THE NORTH, OLIVE STREET TO THE WEST, AND OLIVE AVENUE TO THE EAST.

PREPARED FOR:  
 U CITY, LLC  
 CONTACT: JERRY CHERMAN  
 1000 MARKET STREET, SUITE 625  
 ST. LOUIS, MO 63104  
 EMAIL: JCHERMAN@U-CITY.COM











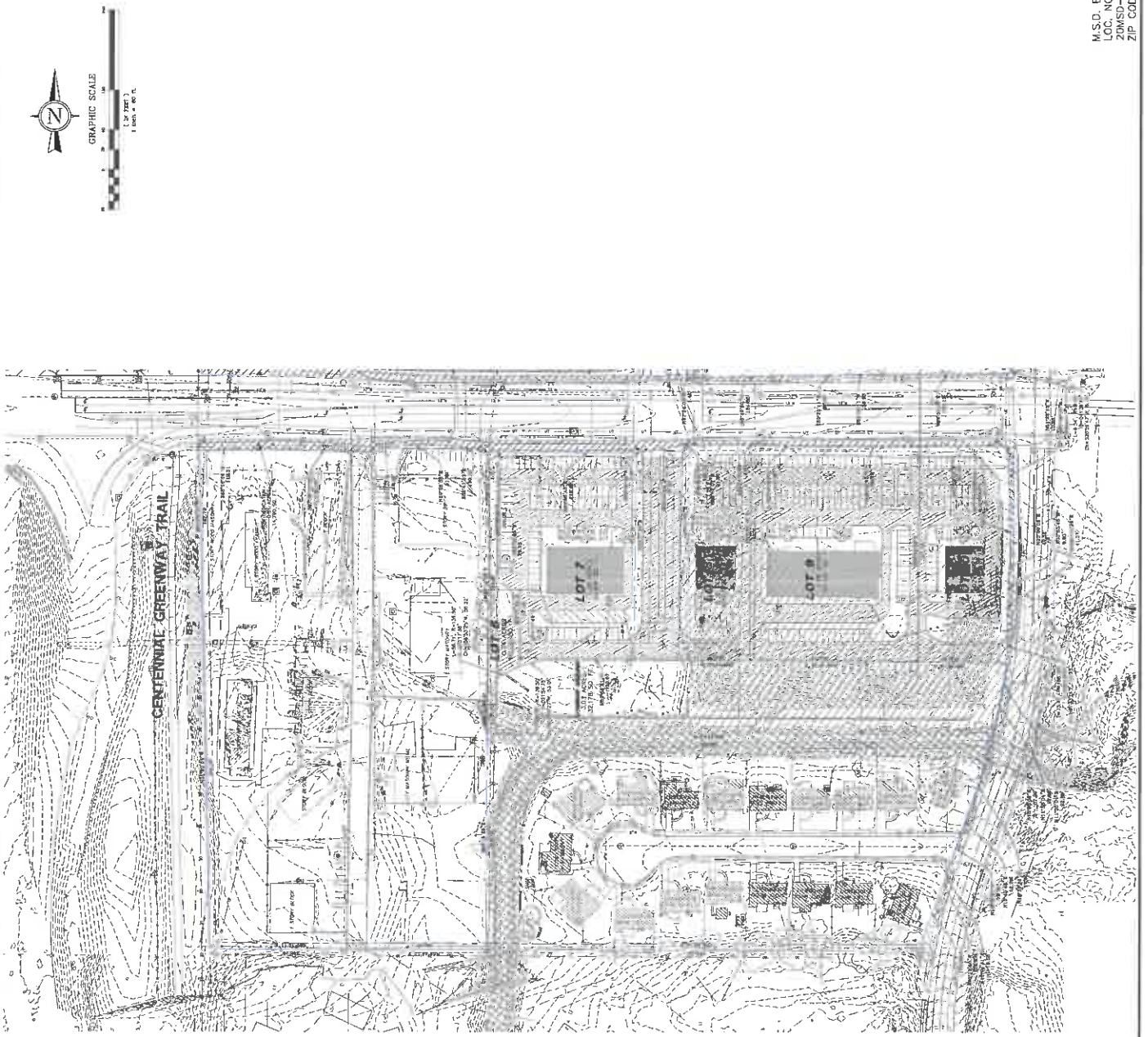


**GRIMES CONSULTING, INC.**  
 Civil Engineering & Surveying Division  
 1400 Old Orchard  
 Suite 200  
 St. Louis, MO 63104  
 Phone: (314) 948-8800  
 Fax: (314) 948-8805  
 Professional Engineer License No. 10000  
 State of Missouri, Exp. 12/15/10

DATE	DESCRIPTION
07/17/13	REVISED SITE/PRELIMINARY PLAN

UNIVERSITY CITY, MO 63132  
**MARKET AT OLIVE**  
 SKETCH PLANS/PRELIMINARY PLAT FOR

**SITE BOUNDARY**  
 SHEET NO. **C4.1**  
 SHEET 1 OF 1  
 DATE: 11/19/13  
 DRAWN BY: L.W.  
 CHECKED BY: J.B.B.  
 PROJECT NO.: 1009231



GRAPHIC SCALE  
 1" = 100' HORIZ.  
 1" = 20' VERT.

M.S.D. BASE MAP 17L/17K  
 LOC. NO. 17K4-30885  
 20MSD-TED  
 ZIP CODE 63132

PREPARED FOR:  
 U CITY, LLC  
 CONTACT: BARRY CHERMAN  
 10000 MARKET AT OLIVE SUITE 600  
 ST. LOUIS, MO 63144  
 EMAIL: LCHERMAN@GRI-CO.COM



GRIMES CONSULTING, INC.  
 Civil Engineering & Surveying Division  
 1500 GDS TOWER ROAD  
 SUITE 200  
 ST. LOUIS, MO 63118  
 PHONE: (314) 545-8100  
 FAX: (314) 545-8102  
 MISSOURI PROFESSIONAL ENGINEERING BOARD  
 LICENSE NO. 17443  
 EXPIRES 08/31/2020

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED PER CITY ENGINEER
3	REVISED PER CITY ENGINEER
4	REVISED PER CITY ENGINEER
5	REVISED PER CITY ENGINEER
6	REVISED PER CITY ENGINEER
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8	REVISED PER CITY ENGINEER
9	REVISED PER CITY ENGINEER
10	REVISED PER CITY ENGINEER

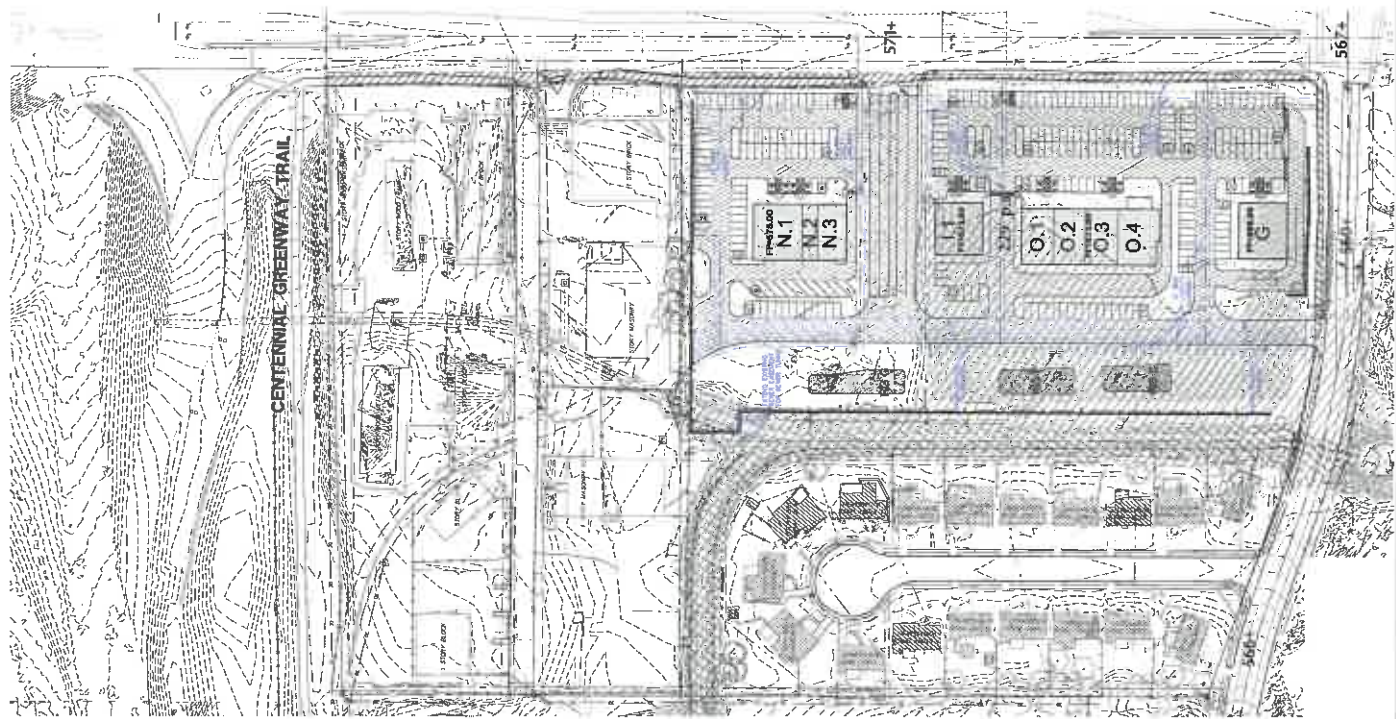
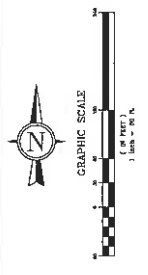
SKETCH PLANS/PRELIMINARY PLAT FOR  
 MARKET AT OLIVE  
 UNIVERSITY CITY, MO 63122

EASEMENT PLAN

JOB NUMBER:	3082
DATE:	10/09/21
DESIGNED BY:	W
CHECKED BY:	W
DATE:	10/09/21
SCALE:	

C4.2

M.S.D. BASE MAP 17L/17K  
 LOC. NO. 17K430885  
 ZONING - TD  
 ZIP CODE 63132



PREPARED FOR:  
 U CITY, LLC  
 1401 S. BRENNWOOD BLVD SUITE 605  
 ST. LOUIS, MO 63144  
 EMAIL: LOU@UHCITY.COM





**GRIMES CONSULTING, INC.**  
*Civil Engineering & Surveying Services*  
 2100 KENNESAW ROAD  
 SUITE 200  
 COLLEGE PARK, MD 20740  
 PHONE: 410-326-7000  
 FAX: 410-326-7001  
 WWW.GRIMESCONSULTING.COM

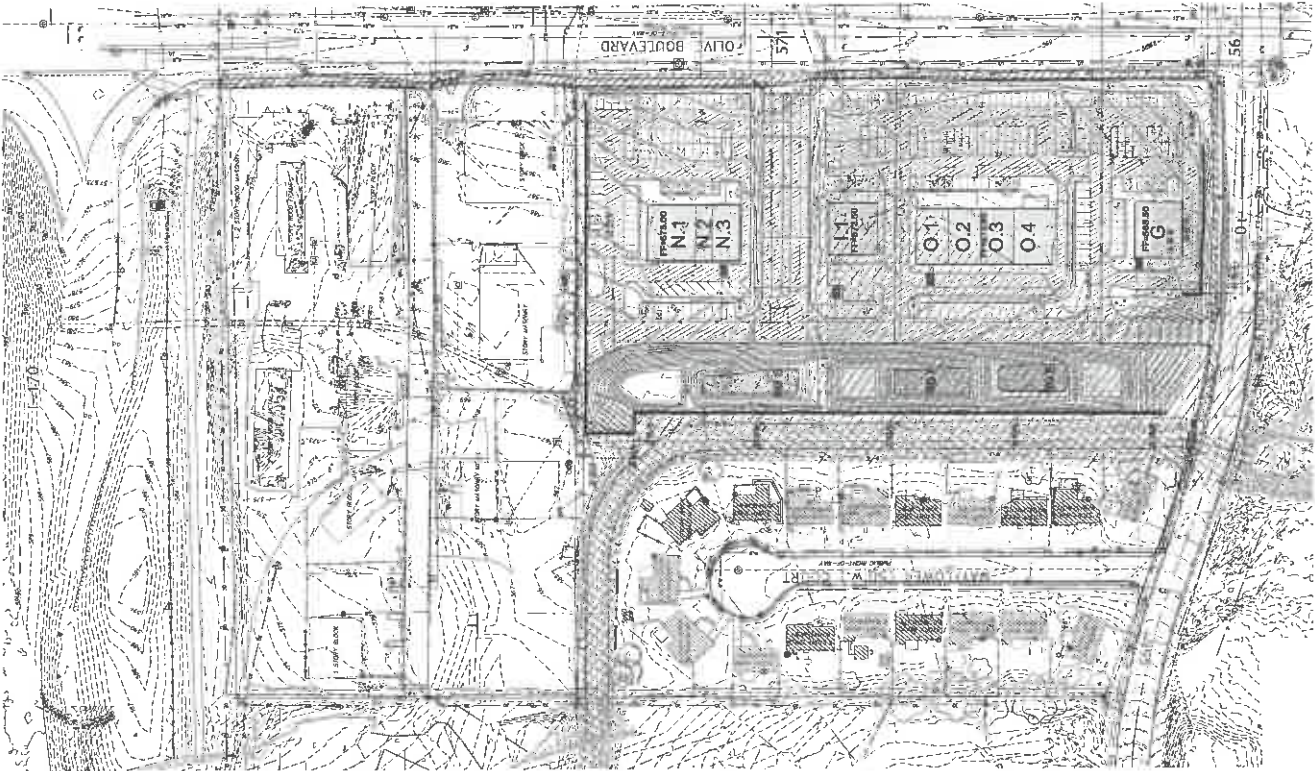
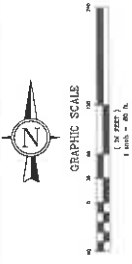
NO.	REVISION

**SKETCH PLANS/PRELIMINARY PLAN FOR**  
**MARKET AT OLIVE**  
 UNIVERSITY CITY, MD 63132

**GRADING PLAN**  
 SHEET 002

JOB NUMBER: 10022  
 DRAWN BY: JRS  
 DATE: 11/16/21  
 CHECKED BY: JAW  
 DATE: 11/19/21  
 SHEET: **C5.0**

M.S.D. BASE MAP 17L/17K  
 LOC. NO. 17K4-30885  
 20MSD-TBD  
 ZIP CODE 63132



PREPARED FOR:  
 U. CITY, LLC  
 1401 S. BREATHWOOD BLVD SUITE 622  
 ST. LOUIS, MO 63144  
 EMAIL: UCI@U-CITY.COM



**GRIMES CONSULTING, INC.**  
 Civil Engineering & Surveying Services  
 12000 OLD TOWER ROAD  
 SUITE 100  
 FARMERSVILLE, MISSOURI 65628  
 PHONE: (417) 442-1100  
 FAX: (417) 442-1101  
 WWW.GRIMESCONSULTING.COM

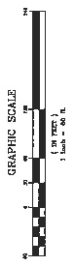
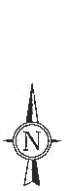
NO.	REVISIONS
1	ISSUED SHEET/PROVISIONAL PLAN
2	DATE

UNIVERSITY CITY, MO 63132  
**MARKET AT OLIVE**  
 SKETCH PLANS/PRELIMINARY PLAN FOR  
**UTILITY PLAN**

SHEET TITLE	UTILITY PLAN
DATE	11/19/21
DESIGNED BY	LW
CHECKED BY	LB
DATE	11/19/21
PROJECT NO.	2003

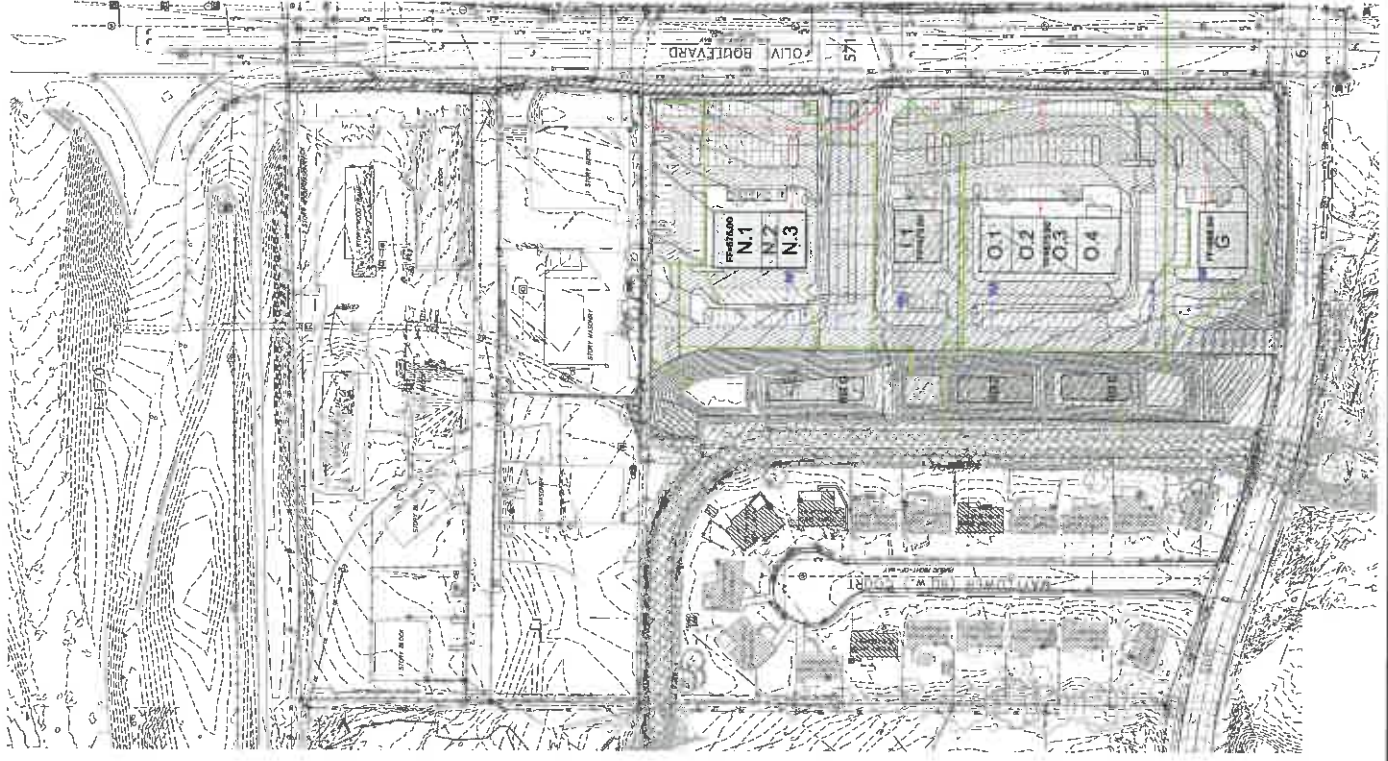
M.S.D. - BASE MAP 17L/17K  
 LOC. NO. 17K430885  
 ZONING - TD  
 ZIP CODE 63132

11-18



**PROPOSED UTILITY LEGEND**

SOILS	Green circle
SEWER STRUCTURE	Red circle
SEWER MAIN	Red line
SEWER SERVICE	Red dashed line
SEWER SERVICE STRUCTURE	Red square
WATERLINE	Blue line
WATER SERVICE	Blue dashed line
GAS LINE	Yellow line
ELECTRIC LINE	Orange line
TELEPHONE/FIBER LINE	Purple line



PREPARED FOR:  
 U. CITY, LLC  
 1401 S. BRENTWOOD BLVD. SUITE 625  
 LOUISVILLE, KY 40203  
 EMAIL: UCC@UCCINC.COM



INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1170-1194 BRISCOE PLACE AND 8612-8640 OLIVE BOULEVARD ASSOCIATED WITH THE MARKET AT OLIVE: PHASE 2 DEVELOPMENT, FROM “PA” PUBLIC ACTIVITY, “GC” GENERAL COMMERCIAL AND “HR” HIGH-DENSITY RESIDENTIAL TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).**

WHEREAS, Chapter 400 of the University City Municipal Code divides the City into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 1170, 1176, 1177, 1180, 1183, 1184, 1187, 1190, 1191 and 1194 Briscoe Place, and 8612, 8630 and 8640 Olive Boulevard, associated with the Market at Olive: Phase 2 Development, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to “PD” Planned Development Commercial District (“PD-C”); and

WHEREAS, the City Plan Commission, in a meeting held via video conference on February 23, 2022, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, at 1170, 1176, 1177, 1180, 1183, 1184, 1187, 1190, 1191 and 1194 Briscoe Place, and 8612, 8630 and 8640 Olive Boulevard, so as to change the classification of property associated with the Market at Olive: Phase 2 Development, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to “PD” Planned Development Commercial District (“PD-C”). The following land uses and developments may be permitted in said PD-C District, subject to approval of a final development plan: those uses permitted in the “GC” General Commercial District.



Section 2. Said property described as the Market at Olive: Phase 2 Development, totaling 8.178 acres, is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. \_\_\_\_\_, the City Council approved a preliminary development plan known as "Market at Olive: Phase 2," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A traffic and circulation analysis and a landscape plan shall be submitted for review and approval with the Final Development Plan.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – MARKET AT OLIVE: PHASE 2**

A tract of land situated in the City of University City, the County of St. Louis, and the State of Missouri, lying in part of Township 45 and 46 North, Range 6 East, being all of more particularly described as follows:

Beginning at the Northeast corner of McKnight Downs, a subdivision filed for record in Plat Book 55, Page 89 of the land records of said St. Louis County Missouri; thence along the Northern line of said McKnight Downs subdivision the following courses and distances: North 89 degrees 52 minutes 04 seconds West, a distance of 360.32 feet; North 89 degrees 44 minutes 35 seconds West a distance of 102.69 feet; North 89 degrees 50 minutes 24 seconds West, a distance of 300.00 feet to the Northwest corner of said McKnight Downs subdivision, said Northwest corner also being on the Eastern line of Beyers Subdivision, a subdivision filed for record in Plat Book 272, Page 30 of said land records; thence leaving said Northern line of McKnight Downs subdivision and along said Eastern line of Beyers Subdivision, North 00 degrees 15 minutes 25 seconds East, a distance of 454.00 feet to the Southern right-of-way line of Olive Boulevard as widened, width varies; thence leaving said Eastern line of Beyers Subdivision and along said Southern right-of-way line of Olive Boulevard as widened, the following courses and distances: South 89 degrees 50 minutes 22 seconds East, a distance of 59.35 feet; South 89 degrees 45 minutes 09 seconds East, a distance of 704.54 feet; South 51 degrees 22 minutes 13 seconds East, a distance of 34.24 feet to the intersection of said Southern right-of-way line of Olive Boulevard as widened and the Western right-of-way line of North McKnight Road; thence leaving said Southern right-of-way line of Olive Boulevard as widened, and along said Western right-of-way of North McKnight Road the following courses and distances: South 00 degrees 13 minutes 09 seconds West, a distance of 277.28 feet; South 10 degrees 30 minutes 09 seconds West, a distance of 156.89 feet to the Point of Beginning.

Containing 8.178 Acres, according to Grimes Consulting, Inc. dated January 2022.



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20220314-04</b>
---	----------------------

<b>SUBJECT/TITLE:</b> REZ 22-04 Application for a Zoning Map Amendment and approval of a Preliminary/Final Development Plan and Landscape Plan for the Avenir development.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 1	
<b>AGENDA SECTION:</b>	New Business Bill 9458	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Planning Commission's recommendation.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff recommends approval of the Map Amendment and Preliminary/Final Site Development Plan and Landscape Plan.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary/Final Development Plan, The Landscape Plan, FAR Calculations, parking summary, site coverage data, program data, SW corner building comparison, building rendering (Map Amendment Attachments) a Draft Ordinance and a Draft Resolution for the Preliminary/Final Development Plan.			
<b>LIST CITY COUNCIL GOALS (S):</b>			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	March 14, 2022



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

February 23, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Zoning Map Amendment – Avenir (REZ 22-04)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Charles Deutsch and Company for a Zoning Map Amendment for the Avenir development, and to further consider approval of a Preliminary/Final Development Plan and Landscape Plan.

By a vote of 7 to 0, the Plan Commission recommended approval of the Zoning Map Amendment and the Preliminary/Final Development Plan and Landscape Plan.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

**CITY COUNCIL**

MEETING DATE: March 14, 2022  
FILE NUMBER: REZ 22-04  
COUNCIL DISTRICT: 1  
Applicant: Charles Deutsch and Company  
Location: 8630 Delmar Boulevard  
Request: A Zoning Map Amendment from GC – General Commercial District, HRO – High Density Residential/ Office District, MR – Medium Residential District and SR – Single-family Residential District to Planned Development Mixed-Use (PD-M) District.  
Existing Zoning: GC, HRO, MR and SR Districts  
Proposed Zoning: Planned Development Mixed-Use (PD-M) District  
Existing Land Use: Multi-Family, Commercial, Single Family  
Proposed Land Use: Mixed-use: Multifamily and Commercial

**Surrounding Zoning and Land Use**

North: MR – Medium Residential, GC – General Commercial  
East: GC – General Commercial  
South: HRO – High Density Residential/ Office, SR – Single-family Residential.  
West: MR – Medium Residential, SR – Single-family Residential.

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**PLAN COMMISSION RECOMMENDATION**

Approval     Approval with Conditions in Resolution     Denial

**ATTACHMENTS**

- A. Final Development Plan
- B. Landscape Plan
- C. F.A.R. Calculation
- D. Parking Summary

- E. Site Coverage Data and Plan
- F. Avenir Program Data
- G. SW Building Corner vs. previous plan
- H. Building Rendering

### **Applicant's Request**

GC – General Commercial District, HRO – High Density Residential/ Office District, MR – Medium Residential District and SR – Single-family Residential District to Planned Development Mixed-Use (PD-M) District. It is important to note that this property was previously rezoned to PD-M with the passage of Ordinance Number 7152 on May 24, 2021. Approval of this request would repeal Ordinance No. 7152.

There are differences between the original rezoning and the one before the Commission this evening:

1. The current Application does not include the lot at 8678 Barby Lane. The previous Map Amendment included this lot for ancillary parking purposes.
2. The previous plan had 265 units. This new plan includes 262 units.
3. In this revised plan, the southwest corner of the building is 47'8" further from Kingdel Drive than the previous plan, as illustrated in one of this report's attachments.
4. The coffee shop associated with the development is no longer in a separate building on the northeast corner of the site on its own lot. It is now proposed to be included in the northeast corner of the main building.
5. The original plan was divided into three separate lots: one for the main development, one for the coffee shop and one for auxiliary parking. This revised plan shows the development on one (1) lot.

Other previous versions of the Avenir Plan that were not reviewed by the Commission included parking and an entrance onto Kingdel Drive. This revised plan shows neither of those components.

There are a variety of attachments that the Applicant has provided, including:

1. The Final Development Plan
2. A Landscape Plan
3. F.A.R. Calculations
4. A Parking Summary
5. Site Coverage Data and Plan
6. Avenir Program Data
7. SW Building Corner vs. previous plan
8. Building Rendering.

Previous Staff Reports associated with earlier requests may prove helpful for additional background on the request. It was my intent in this report to focus on the changes to the development plan since the previous map amendment was approved.

As with the original rezoning, a Conditional Use permit is necessary for two (2) components of this development:

1. A reduced setback for the northwest corner of the building, near the intersection of Kingdel Drive and Delmar Boulevard; and
2. To maintain a Floor Area Ratio (FAR) of 1.09.

The same request for these two (2) conditions is also before the Commission this evening, as is a Final Record Plat consolidating the 13 lots into one.

### Comprehensive Plan

It is staff's opinion that the proposed development is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City."*

### **Plan Commission Meeting**

At the Plan Commission meeting on February 23, 2022, the Commission voted unanimously to approve the Zoning Map Amendment from GC – General Commercial District, HRO – High Density Residential/ Office District, MR – Medium Residential District and SR – Single-family Residential District to Planned Development Mixed-Use (PD-M) District. The Commission also unanimously approved the Preliminary/Final Development Plan and the associated Landscape Plan.

### **Conclusion/Recommendation**

Staff recommends approval of the Applicant's proposed Map Amendment, Final Development Plan and Landscape Plan.





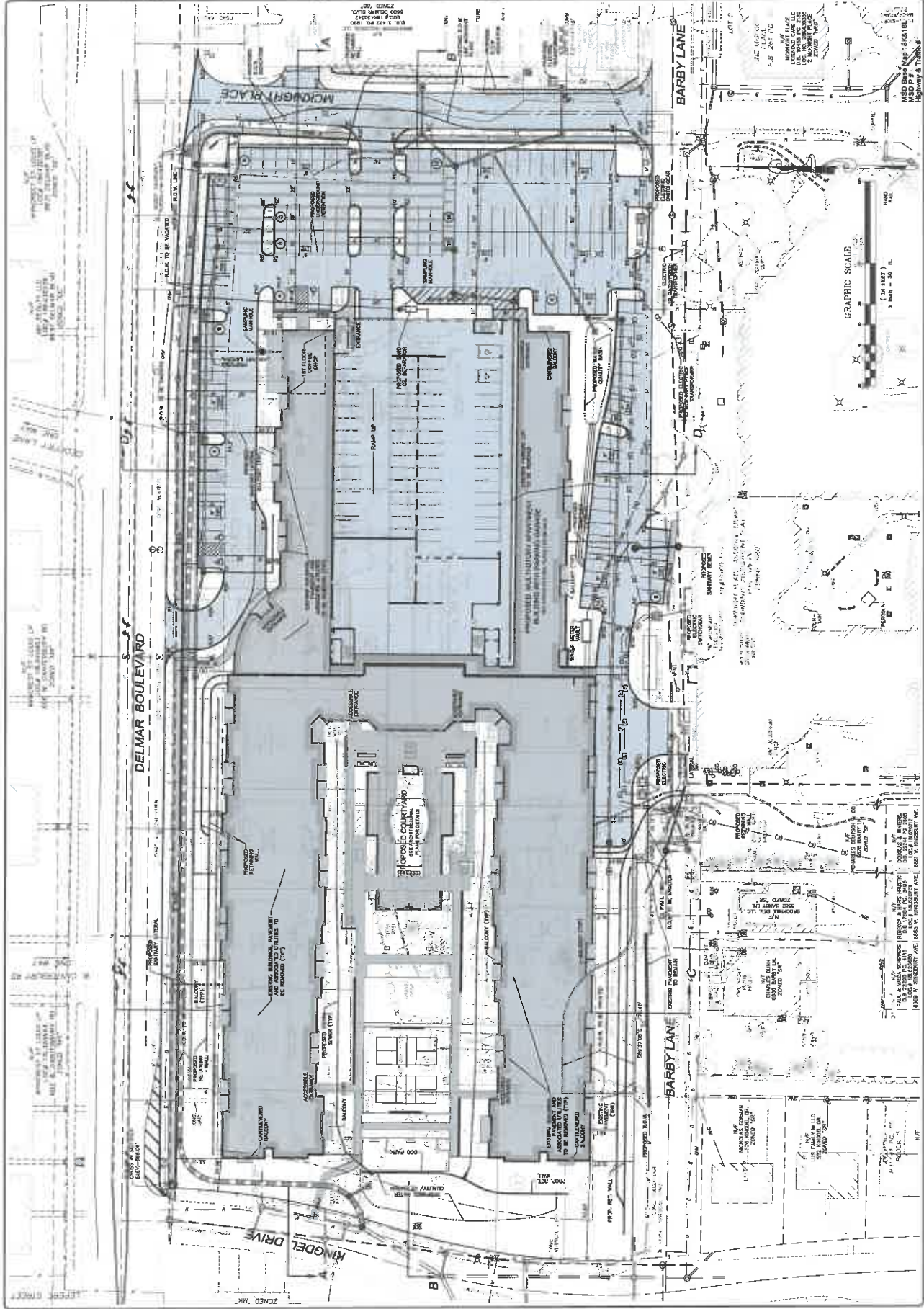


FINAL DEVELOPMENT PLAN  
University City, Maryland  
Avenir

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
505 New Baltimore Road  
P.O. Box 200  
Linthicum, MD 21086  
Phone: (410) 326-8800  
Fax: (410) 326-8801  
www.sterlingco.com

**CATECO DEVELOPMENT**  
Chris Macknight, Pias  
St. Louis, MO 63124  
Ph: (314) 572-2279

1	2/15/2022 FINAL SUBMITTAL
ISSUE REMARKS DATE	



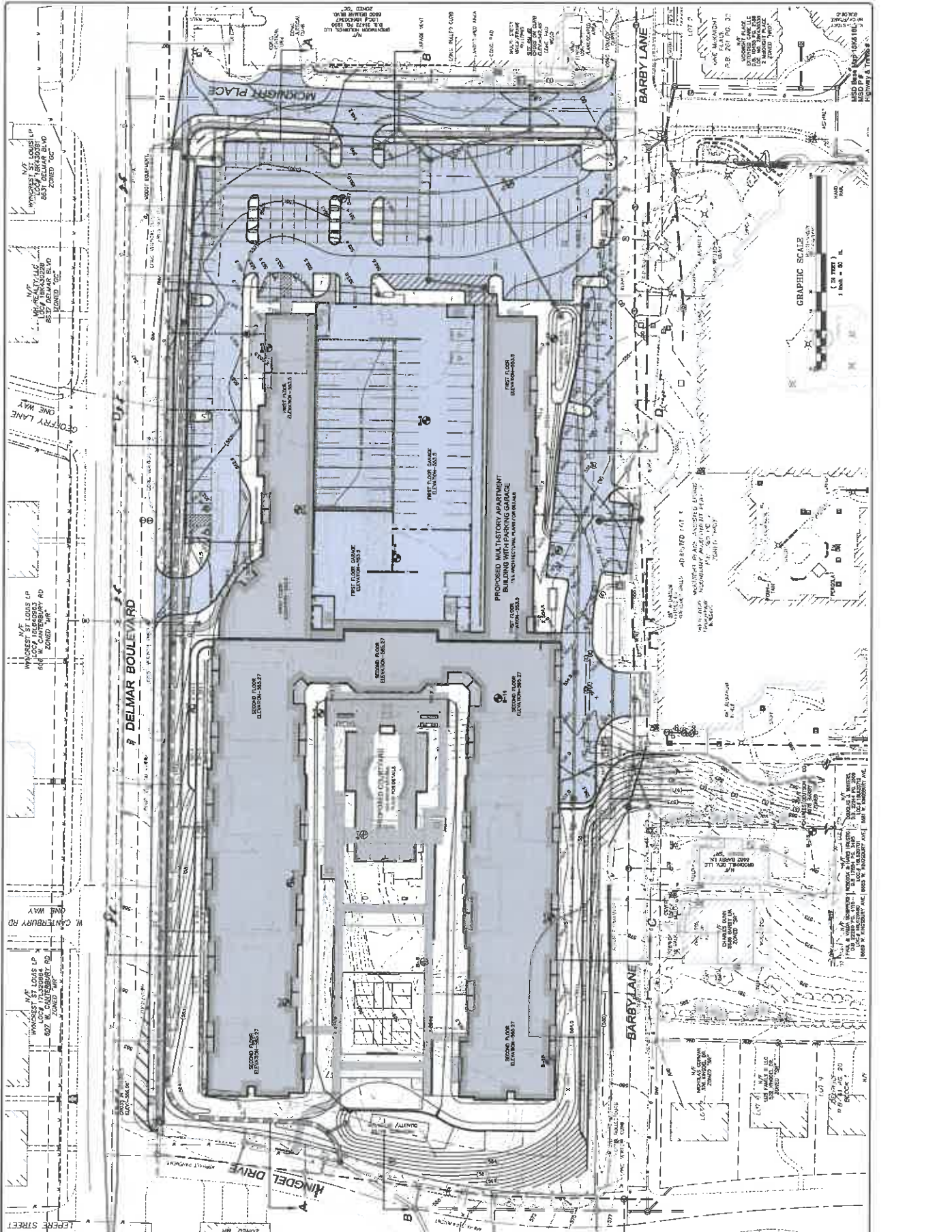
FINAL DEVELOPMENT PLAN  
University City, Maryland  
Avenir

**THE STERLING CO.**  
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Linthicum, MD 21086  
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www.sterlingco.com

**CATECO DEVELOPMENT**  
Chris Macknight, Pias  
St. Louis, MO 63124  
Ph: (314) 572-2279

1	2/15/2022 FINAL SUBMITTAL
ISSUE REMARKS DATE	





DATE: 02/15/2022 DRAWN BY: J. B. [unreadable] CHECKED BY: [unreadable] PROJECT: 19-09-308

REVISIONS  
 1. 02/15/2022 INITIAL SUBMITTAL

**GATCO DEVELOPMENT**  
 One McKnight Place  
 St. Louis, MO 63124  
 Ph: (314) 372-2279

**THE STERLING CO**  
 THE ENGINEERS & ARCHITECTS  
 5055 New Baltimore Road  
 St. Louis, MO 63124  
 Ph: (314) 437-0440 Fax: (314) 437-8844  
 Copyrights Certificate of Authority: 80019242

**Avenir**  
 University City, Missouri  
 FINAL DEVELOPMENT PLAN  
 FINAL GRADING PLAN



PROJECT: 19-09-308  
 DATE: 2/15/2022  
 DRAWING NO.: 2.2  
 SHEET: 01  
 OF: 01

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]



MSD Base Map 1842181  
MSD P.F.#  
Highway & Trails #

19-09-308  
2/15/2022

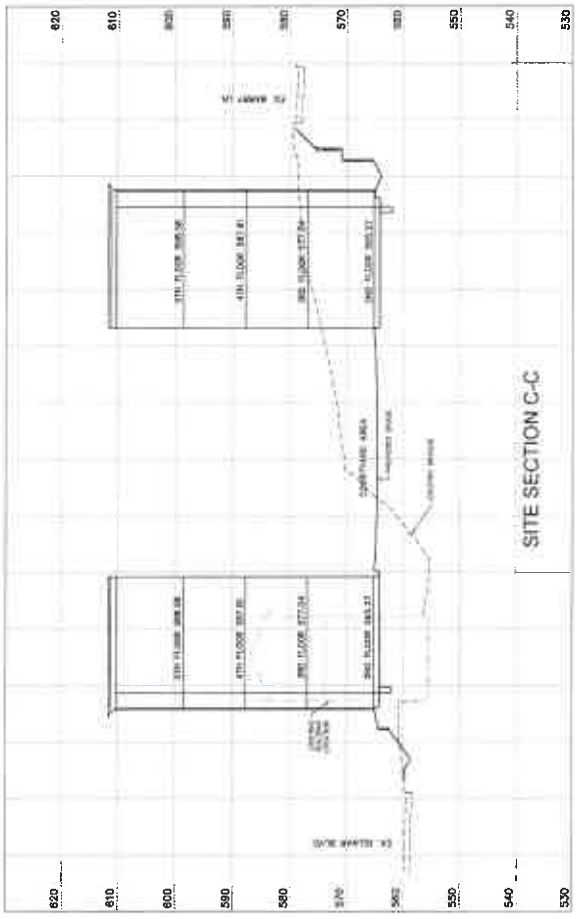
FINAL DEVELOPMENT PLAN  
PROPOSED APPLICANT  
PROPOSED PROJECT  
PROPOSED ALLOTMENT

FINAL DEVELOPMENT PLAN  
SITE SECTIONS  
University City, Missouri  
Avenir

THE STERLING CO.  
ENGINEERS & SURVEYORS  
5055 New Enterprise Road  
St. Louis, Missouri 63122  
Ph: (314) 447-4240 Fax: (314) 447-4244  
www.sterling-and-co.com  
Corporate Certificate of Authority 0001046

GATCO DEVELOPMENT  
One McKnight Place  
St. Louis, MO 63124  
Ph: (314) 372-2279

SCALE: 8/32"=1'-0"
DATE: 02/15/2022
PROJECT: 19-09-308
SHEET: 1
TOTAL SHEETS: 1







Nafe & Associates  
Landscape Architects LLC  
Nancy Nafe RLA, ISA, Lead AP  
P.O. Box 191284  
St. Louis, MO 63119

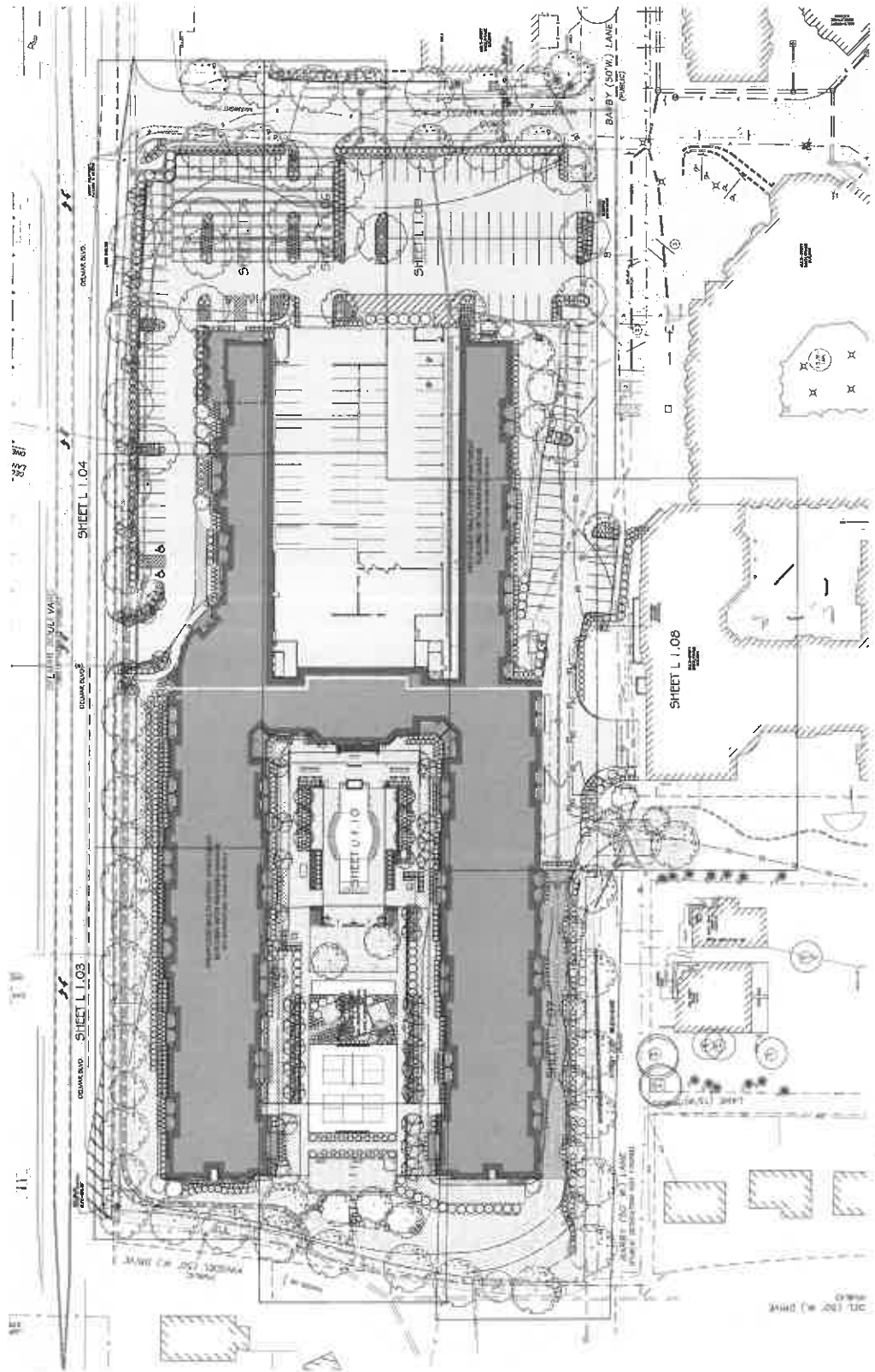
AVENIR  
University City, Missouri  
GATECO DEVELOPMENT

Project No.	110605	Date	
Client	GATECO	Drawn by	
Scale	1/8" = 1'-0"	Checked by	
Sheet No.	L 1.02	Project Start	03/11/2022
Sheet Title	KEY PLAN	Project End	

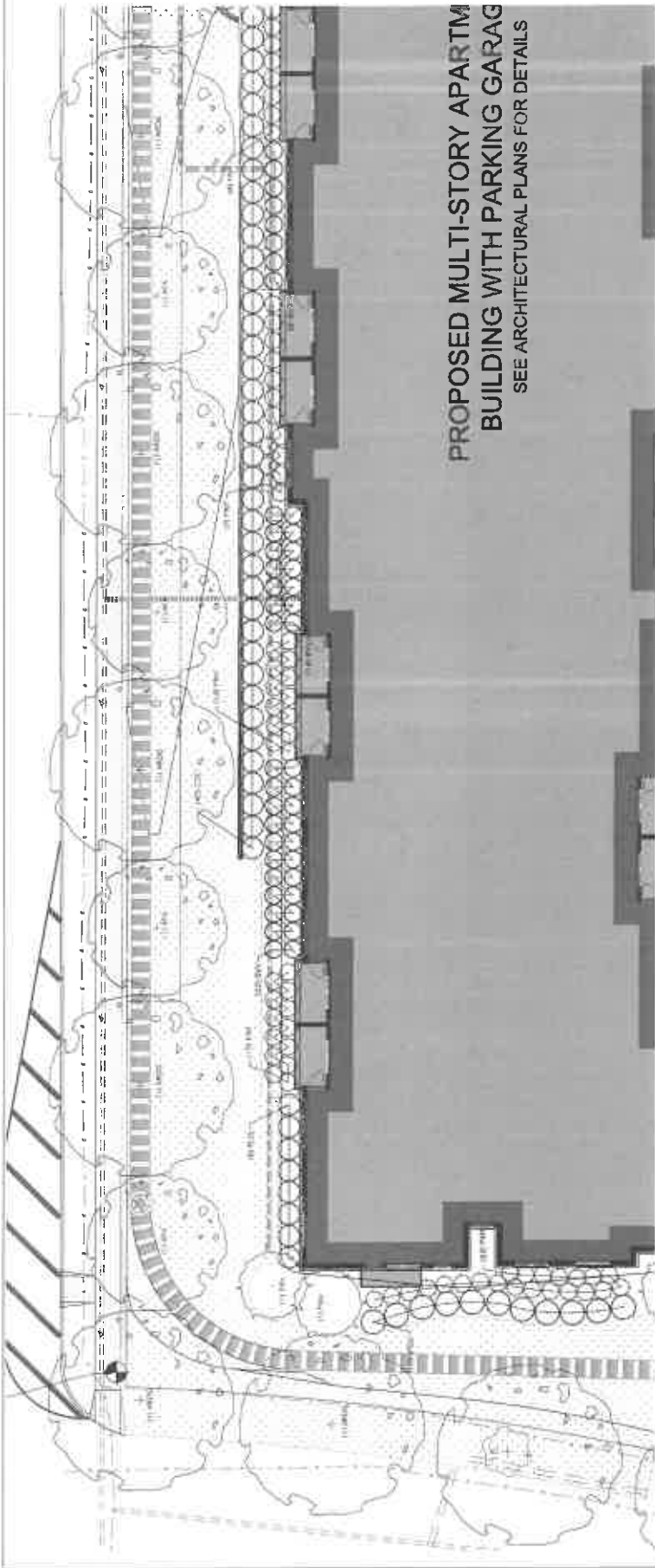
DATE: 01.21.2022  
SCALE: AS SHOWN

Key Plan

L 1.02

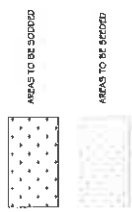


KEY PLAN  
SCALE: 1" = 30'-0"



PROPOSED MULTI-STORY APARTMENT  
BUILDING WITH PARKING GARAGE  
SEE ARCHITECTURAL PLANS FOR DETAILS

PLANTING PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TRZZ					
AVA	4	ACER L. FRIDMANNI 'VARIABLES'	AMURSTONING MAPLE	14'-1.6 FT. 3" CALIPER, DBH	
ABOC	6	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	14'-1.6 FT. 2.5" CALIPER, DBH	UNBOD IF C
ENGRSPRS					
DVA	5A	RUBUS 'VARIES VALLEY'	ROWAN	5 GALLON	
OD	4D	CORNUS 'DANIELI' 'CORAL BEAUTY'	DOGWOOD	5 GALLON	
IPSC	10	UNIVERSUS X FITZGERALD 'SEA GREEN'	REARBERY COTONASTER	5 GALLON	
PMI	3	PIEDMONT 'SEA GREEN'	SEA GREEN JUNIPER	10'-12 FT. DBH	
POI	6	PRUNUS 'NORWAY SPURGE'	NORWAY SPRUCE	7 GALLON	
GRASS					
PMI	63	PENSETUM ALPICOLORIS 'MARELLI'	DWARF FOXTAIL GRASS	1 GALLON	

Nate & Associates  
Landscape Architects LLC  
Nancy Nate PLA, ISA, LEED AP  
P.O. Box 191284  
St. Louis, MO 63119

AVENIR  
University City, Missouri  
GATECO DEVELOPMENT

Project No: 116229  
No. of Sheets: 20  
Sheet No: 02 (1 of 20)

DATE: 07.21.2022  
SCALE: AS SHOWN  
Nate & Associates  
Landscape Architects LLC  
116229  
02 (1 of 20)

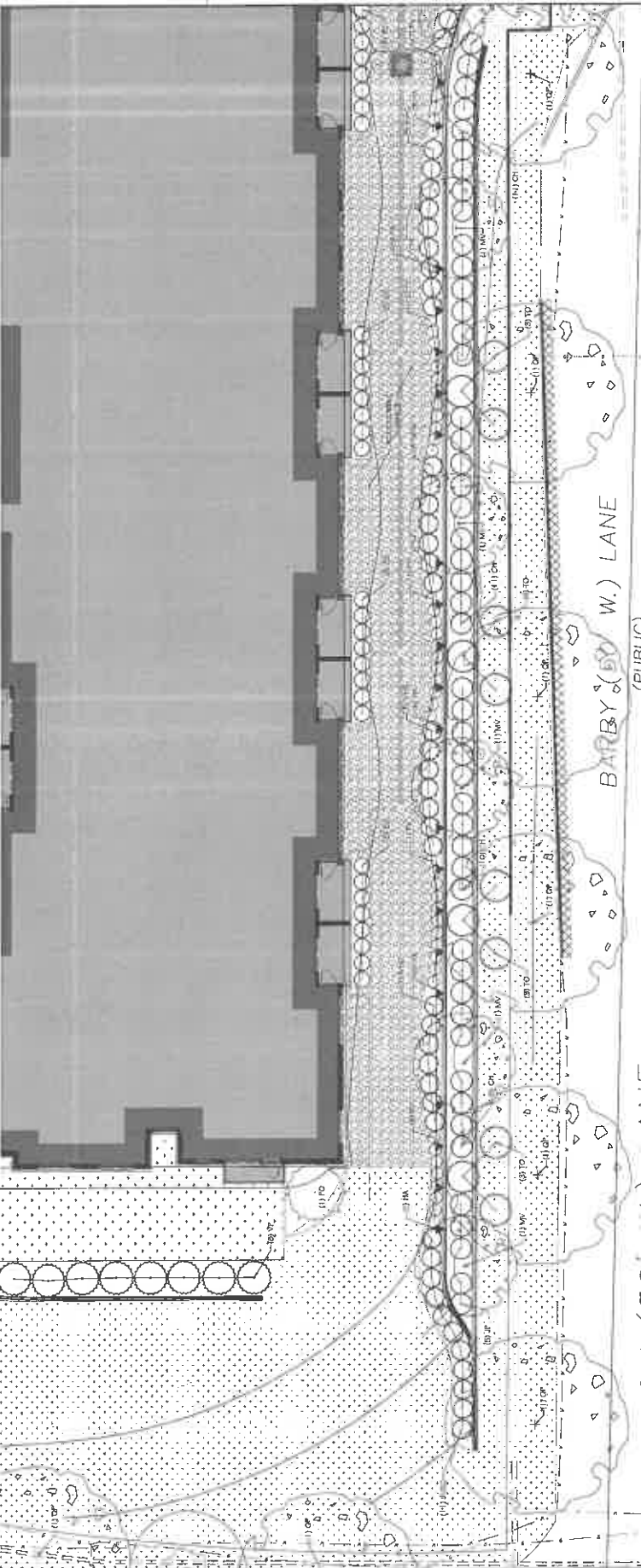
Planting Plan  
L 1.03



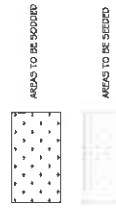








PLANTING PLAN  
SCALE: 1/8" = 1'-0"



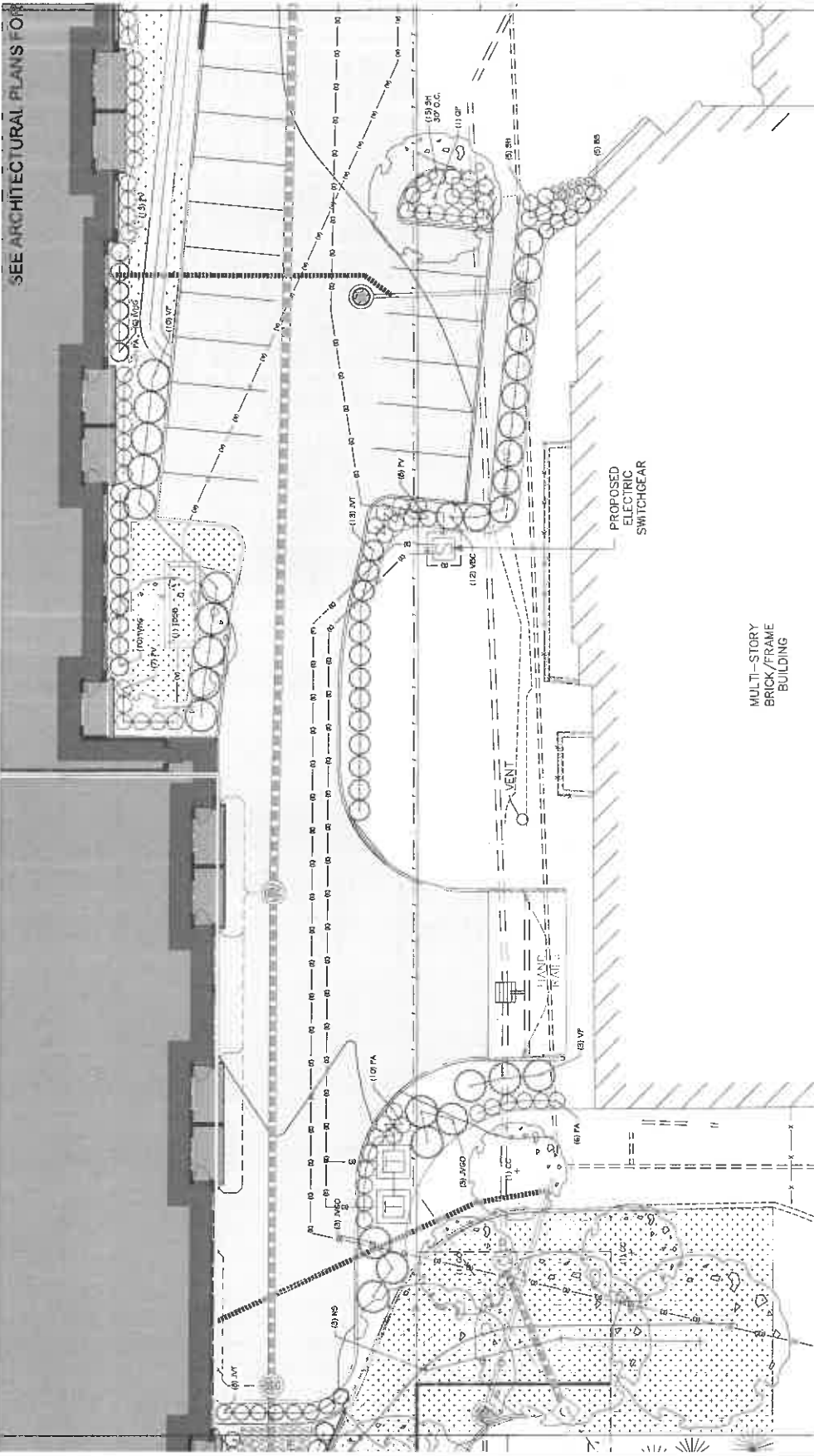
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
TR	5	MAGNOLIA VIRGINIANA	SWIFTBAY MAGNOLIA	8'-10' HT., 1.5" CALIPERS	3 STR., 1.5" PER-STEM
OP	5	QUERCUS PHellos	WILLOW OAK	10", 2" HT., 2" CALIPER, 845	
EVERGREENS					
ES	32	BUXUS SINICA WHITE GRM	WINTER GRN BOXWOOD	5 GALLON	
JF	9	JUNIPERUS PROCEMBENS STRAELMOUND	JAPANESE GARDENS JUNIPER	5 GALLON	
JUGO	1	JUNIPERUS VIRGINIANA VERT OVAL	GRAY OVAL JUNIPER	5 GALLON	
TO	1	PIZZA ONDREA	SHOBAN STRUIZE	6'-8" HT. BUB	
VO	12	YUCCA OCCIDENTALIS	AMERICAN ABRONITAE	5'-6" HT. BUB	
VP	5	YUCCA FLORIDANA	FRAGILE YUCCA/SP. HAI	5 GALLON	
SHRUBS					
CR	41	COTONEASTER HORNBOPALUS	ROCK-SPRAY COTONEASTER	5 GALLON	
HRG	45	ITEA VIRGINICA TREES GABNET	VIRGINIA SWEETSHRUB	5 GALLON	
GRASSES					
PV	49	PANICUM VEGATUM CHROME SKY	SWITCH GRASS	1 GALLON	
VINES					
HA	22	HYDRANGEA ARBOREALA VITICULMIF	CLIMBING HYDRANGEA	5 GALLON	SPRINKLED

Project No: 180800  
No. Revisions: 0  
Date: 02.11.2022

UNIVERSITY CITY, MISSOURI  
GATECO DEVELOPMENT

Nate & Associates  
Landscape Architects LLC  
P.O. Box 191284  
St. Louis, MO 63119

DATE: 01.27.2022  
SCALE: AS SHOWN  
Planting Plan  
L 1.07



SEE ARCHITECTURAL PLANS FOR

MULTI-STORY BRICK/FRAME BUILDING

PROPOSED ELECTRIC SWITCHGEAR

PLANT SCHEDULE SHEET L.1.08

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
CC	2	CITRUS CAMEROSIS	LEMON	6-8 FT. 2" CALIPER B&B	MULTISTEM
NS	3	NERPA SERRATA	BLACK OAK	8-10 FT. 1.5" CALIPER B&B	
OP	1	QUERCUS PHELLO	WALNUT OAK	10-12 FT. 2" CALIPER B&B	
TRBS	1	TAXODIUM DISTICHUM SHAWNEE BRANCH	BALD CYPRESS	10-12 FT. 2" CALIPER B&B	
ERGRS	5	DAULIS SPARTANENSIS	SCARWOOD	5 GALLON	
JYGO	6	JUNIPERUS VIRGINIANA DIST. OAK	GREY OAK JUNIPER	5 GALLON	
JVT	21	JUNIPERUS VIRGINIANA 'PAULS'	TAYLOR JUNIPER	4-5 FT. B&B	
LVIG	16	IRPA VIRGINICA 'TRENDS GARDEN'	VIRGINIA SWEET SPINE	5 GALLON	
VBC	12	VIBURNUM BURKWOODI 'CONDY'	CONDY VIBURNUM	5 GALLON	
VV	13	VIBURNUM PRAGERI	FRAGILE VIBURNUM	5 GALLON	
GRS	16	PERNISCHELM ADOPTEORIDES 'HAMBURG'	DWARF MOUNTAIN GRASS	1 GALLON	
PV	24	PANICUM VIRGATUM 'DALLAS BULLET'	SWITCH GRASS	1 GALLON	
ST	15	SPOROBOLUS IRTICOIDES	PRairie Droppings	1 GALLON	

AREAS TO BE SOGGED

AREAS TO BE SEEDED

PLANTING PLAN  
SCALE: 1/8" = 1'-0"

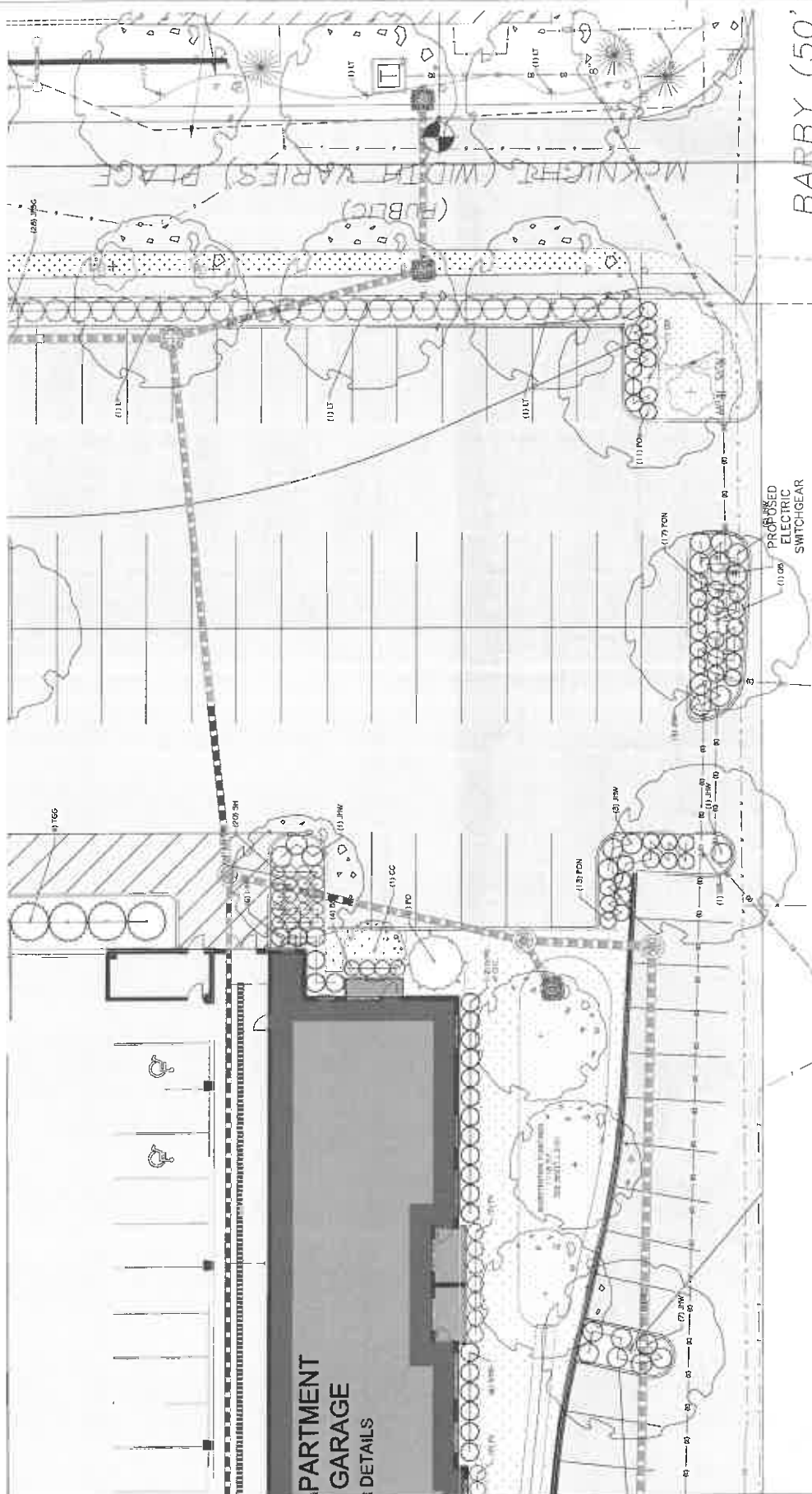
PLANTING PLAN  
L 1.08

Landscapes Architects LLC  
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AVENIR  
University City, Missouri  
GATECO DEVELOPMENT

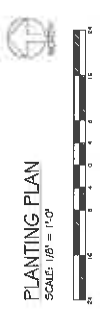
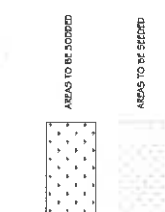
Project No: 118000  
Revision: 02.11.2022

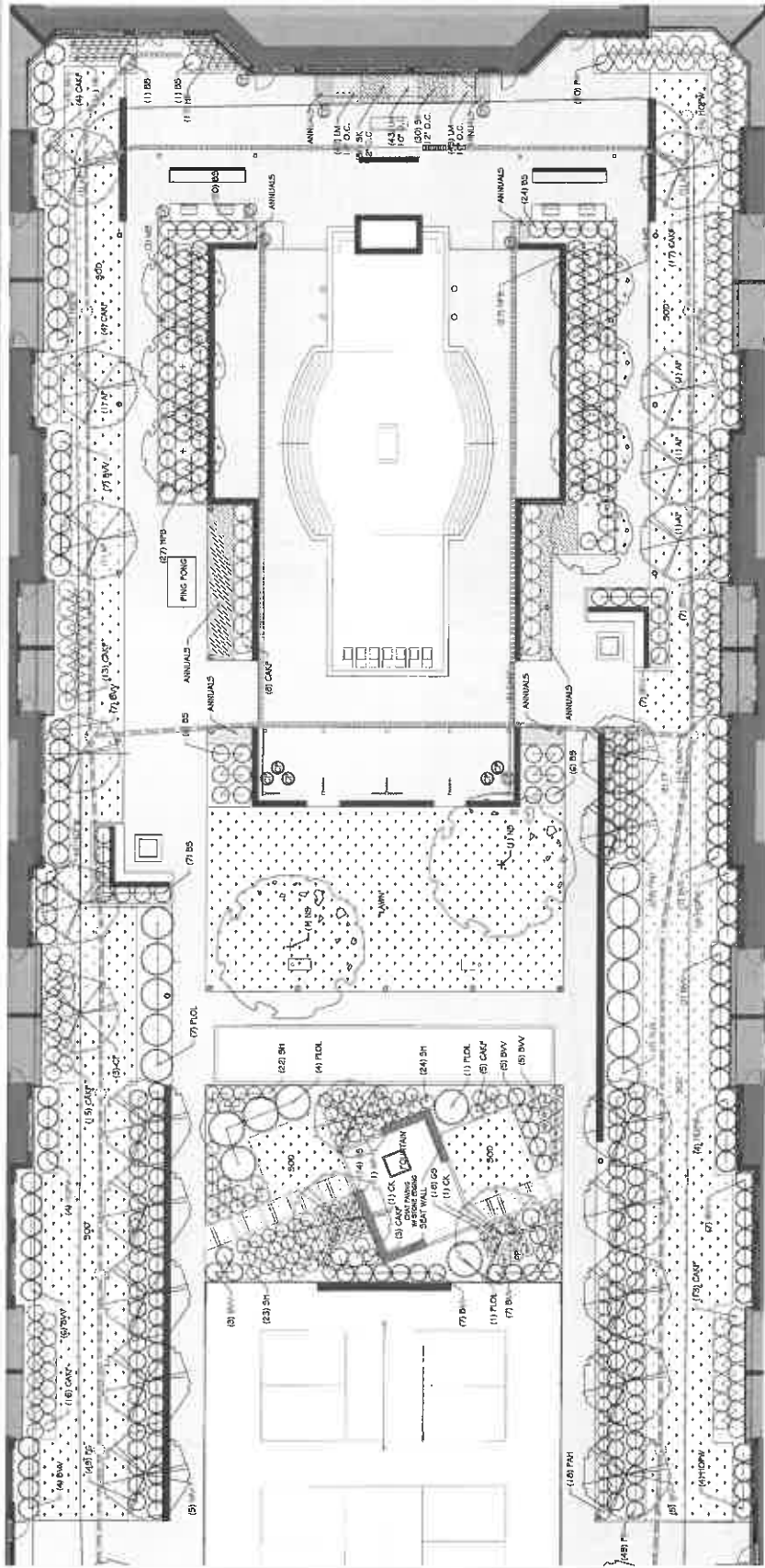
DATE: 07.27.2022  
SCALE: AS SHOWN



PLANT SCHEDULE SHEET L 1.09

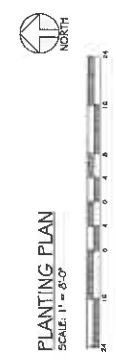
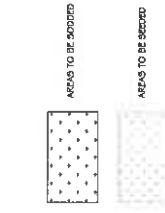
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CC	1	CERCIS CANADENSIS	REDBUD	7'-0" HT., 1.5" CALIPER, 9/8	SINGLE TRUNK
LT	6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12'-1/4" HT., 2" CALIPER, 9/8	
OB	5	QUERCUS BICOLORE	SWAMP WHITE OAK	12'-1/4" HT., 2" CALIPER, 9/8	
QP	3	QUERCUS PHELLOS	WILLOW OAK	12'-1/4" HT., 2" CALIPER, 9/8	
SHRUBS					
TD99	1	TAXODIUM DISTICHUM SHAWNEE BRANCH	Bald Cypress	12'-1/4" HT., 2" CALIPER, 9/8	
RO	4	BUXUS SMYRNICENSIS	Boxwood	5 GALLON	
JHW	34	JUNIPERUS HORIZONTALIS WALTONI	CREEPING JUNIPER	5 GALLON	
JFSS	27	JUNIPERUS HORIZONTALIS SEA GREEN	SEA GREEN JUNIPER	5 GALLON	
PLC	6	PRUNUS LANCEOLATUS OTTO LUTZKY	CHERRY LAUREL	7 GALLON	
PO	1	PICEA CANADENSIS	SPRINKLE SPRUCE	7'-0" HT., 8/8	
TCG	4	TRILLIA GREEN GIANT	GREEN GIANT ASCORTIATA	7'-0" HT., 8/8	
GRASS					
VRG	24	ITEA VIRGINICA VIRBENS GARNET	VIRGINIA SHEETSPIRE	5 GALLON	
PON	41	PHYSOCARPUS OPULIFOLIUS NANUS	DWARF HINDBARB	5 GALLON	
PA	36	PANICUM AL. OPTICORIDIS TRAMEN	DWARF POUTAINIA GRASS	1 GALLON	
PV	9	PANICUM VIRGATUM	SWITCH GRASS	1 GALLON	
SH	20	SPOROBOLUS HETEROPOLUS	PRINCE DISTICHOS	1 GALLON	





**PLANT SCHEDULE SHEET L.1.1.0**

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
4*	5	ACEA PALLASII	JAPANESE LAUREL	5'-0" INT. 1.5' GAUDEL B&B	SPOT PLANT
5*	5	CORNUS FLORIDA	DIENCKHOFF MAHOG	7'-0" INT. 2' GAUDEL B&B	
6*	2	CORNUS KUSAKI	KOUSA DOGWOOD	7'-0" INT. 2' GAUDEL B&B	
7*	7	MAGNOLIA BUTTERFIELDII	BUTTERFIELD MAGNOLIA	10'-0" INT. 2' GAUDEL B&B	UNBUD UP 2'
8*	10	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8'-10" INT. B&B, 1.5' GAUDEL PERKINSON	3 STEMS
9*	2	HYDRANGEA LYONSII	BLACK OAK	10'-1/2" INT. 2' GAUDEL B&B	UNBUD UP 2'
10*	74	DWARF SHIBA WINTER GEM	WINTER GEM DOGWOOD	5 GALLON	
11*	74	DWARF SHIBAVARIEDUS VANDER V.	VANDER VALLEY DOGWOOD	5 GALLON	
12*	10	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	4'-5" INT. B&B	
13*	20	PRUNUS LAURENTINUS 'OTTO LUTTEN'	OTTERBERRY LAUREL	7 GALLON	
14*	96	POTENTILLA CAERULEA	DWARF POTENTILLA	5 GALLON	
15*	34	HYDRANGEA PANICULATA 'BOBO'	DWARF HYDRANGEA	5 GALLON	
16*	35	HYDRANGEA OMBRECLIFFA 'ICE WEE'	DWARF OAKLEAF HYDRANGEA	5 GALLON	
17*	110	CALLUNA VULGARIS	HEATH	1 GALLON	
18*	129	LEPOTIS MURICATA	LILY TURTLE	PLUG	10' O.C.
19*	35	PERNETTIA MEXICANA	DWARF MOUNTAIN GRASS	1 GALLON	
20*	49	SPOROBOLUS HELIOPHILUS	PRairie Dropseed	1 GALLON	
21*	9	GEORGINA 'ELITE USA'	ELITE CONIFER ORNTR	1 GALLON	
22*	42	GEORGINA 'SINGING IN THE RAIN'	BLOODY CRANEBILL	1 GALLON	
23*	38	HEBE 'SERRAVALLO'	ADAM ROOT	1 GALLON	
24*	10	PERIBONA DIGITALIS	SHADE TONIC	1 GALLON	
25*	60	BREDIA SPERMATOCYTES	ORANGE STONECROP	QUART	
26*	54	TO BE DETERMINED	TO BE DETERMINED	QUART	



**PLANTING PLAN**  
**L.1.10**

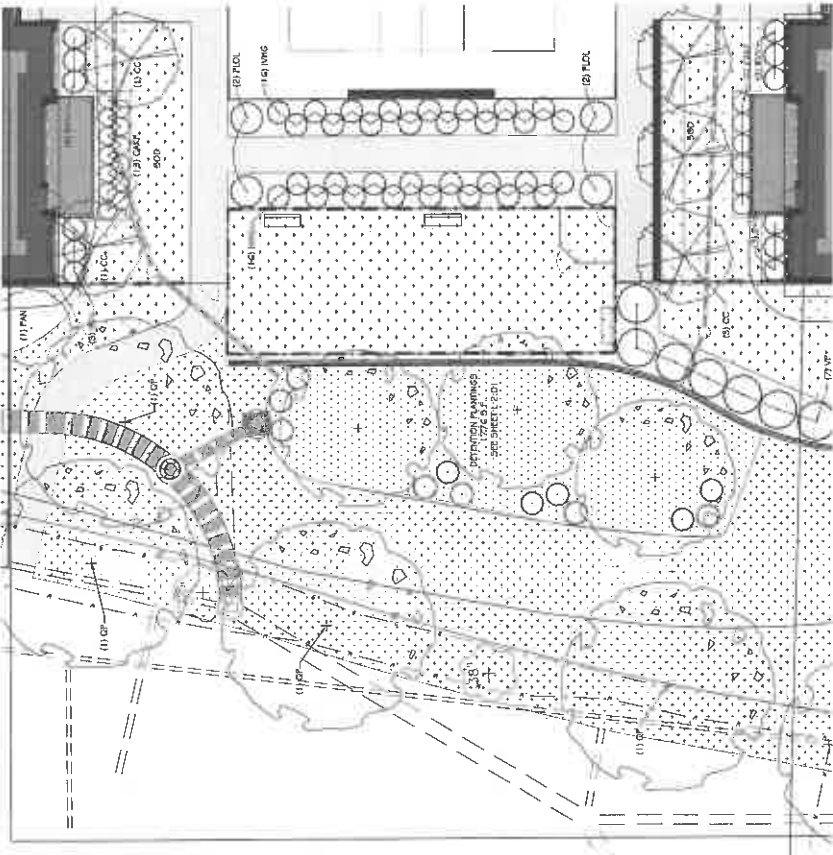
Nancy Nafe R.L.A., ISA, LEAD AP  
 P.O. Box 191284  
 St. Louis, MO 63119  
**Landscape Architects LLC**

**AVENIR**  
 University City, Missouri  
 GATECO DEVELOPMENT

Project No: 118820  
 No. Description: 04.11.2022  
 Date: 04.11.2022

Nancy Nafe R.L.A., ISA, LEAD AP  
 P.O. Box 191284  
 St. Louis, MO 63119  
**Landscape Architects LLC**





**PLANTING PLAN**  
SCALE: 1" = 8'-0"



PLANT SCHEDULE SHEET L.1.11

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TRUNKS					
CC	5	CERCIS CANADENSIS	REDBUD	7-9" HT., 1.5" CALIFER, #18	SINGLE TRUNK
CP	4	QUERCUS PRINCEPS	WILLOW OAK	12-14" HT., 2" CALIFER, #18	
DRUGWOODS					
TRV	12	BURSERA FLORIBUNDA	VIENNA VALLEY BOWWOOD	6 GALLON	
PAN	1	NYCTAGINUS	NORWAY SPRUCE	10' J. 2" HT., #10	
TRUL	4	FRAXINUS LAURENCEANUS	CHERRY LAUREL	7 GALLON	
SHRUBS					
TRV	32	ITEA VIRGINICA	VIENNA VALLEY GARDEN	5 GALLON	
TRV	7	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	5 GALLON	
GRASSES					
CHAF	18	CALLAMAGROSTIS ACUTIROSTRIS	FEATHER REED GRASS	1 GALLON	
CS	800	TUSsock	TUSsock	DEEP CELL PLUG	

**Nafe & Associates**  
Landscape Architects LLC  
Nancy Nafe RLA, ISA, Lead AP  
P.O. Box 191284  
St. Louis, MO 63119

**AVENIR**  
University City, Missouri  
GATECO DEVELOPMENT

Project No: 116020  
Date: 02.11.2022  
No. Description  
Date Issued

Scale: AS INDICATED  
Date: 02.27.2022

**Planting Plan**  
**L 1.11**





Nine Sunnen Drive  
Saint Louis, MO 63143  
P 314 646 0400  
F 314 646 0100

**GRAY DESIGN GROUP**

2022 February 15

Zack Deutsch  
**Gafeco Development**  
One McKnight Place  
Saint Louis, Missouri, 63124

Regarding Avenir Apartments

Dear Zack:

Please see the information below regarding the current FAR calculations for the Avenir Apartments project.

Total Development Area: = 270,259.37 sf  
Total Building Area: 306,607 sf  
Unit Area: 239,499 sf  
Corridor Area: 44,797 sf  
Tenant Amenity Space Area: 8,603 sf

Units Only: 239,499 sf  
 $239,499 / 270,259.37 \text{ sf} = \underline{0.886180 \text{ net FAR}}$

Units + Corridors: 284,295 sf  
 $(239,499 + 44,797) / 270,259.37 \text{ sf} = \underline{1.051935 \text{ net FAR}}$

Units + Corridors + Tenant Amenity Spaces: 292,898 sf  
 $(239,499 + 44,797 + 8,603) / 270,259.37 \text{ sf} = \underline{1.083768 \text{ net FAR}}$

Leasing Offices & Mail Room: 1,602 sf  
Tenant & Bike Storage: 5,500 sf

Not included in numbers above: open air garage, mechanical areas, janitor closets, building storage, or pool equipment.

Thank you,  
Amanda Holguin, Project Manager

Avenir Apartments						
Proj. # 119311	PARKING SUMMARY					02.15.2022
<b>Parking Required</b>						
	Parking Factor	Dwelling Units	Parking Required			
Apartment: One Bedroom	1.5	185	278			
Apartment: Two Bedroom	2.0	69	138			
Apartment: Three Bedroom	2.0	8	16			
Apartment: Visitor Parking	(see formula below)		17			
			449			
		10% Transport. Reduct.	-45			
Total Tenant + Visitor Parking Required			404			
Coffee Shop Parking Required (see formula below)			17			
McKnight Place Assisted Living Required			40			
Brentmoor Parking Required			8			
			469	<b>Total Parking Required</b>		
<b>Total Parking Provided</b>						
	Standard	Compact	EV Charging	Van Accessible	Accessible	Total Provided
Apartment Garage: Level 1	68	0	0	2	0	70
Apartment Garage: Level 2	87	0	2	0	2	91
Apartment Garage: Level 3	87	0	2	0	2	91
Apartment Garage: Level 4	87	0	2	0	2	91
Apartment Garage: Level 5	51	0	0	0	2	53
Surface Parking	109	0	0	1	3	113
Surface Parking Net MPAL	12	0	0	0	0	12
<b>Total New Parking Provided</b>	501	0	6	3	11	<b>521</b>
Percentage	96.2%	0.0%	1.2%	0.6%	2.1%	100.0%
<b>Apartment Parking Ratios</b>						
Parking Ratio Spaces / Unit	1.94					
Parking Ratio Spaces / Bedroom	1.47					
<b>Apartment: Visitor Parking Requires Formula</b>						
1 visitor space per 6 units for the first 30	30 units	5	visitor spaces			
1 visitor space for each additional 20 units (roundup)	234 units	12	visitor spaces			
		17	Total Visitor Spaces			
<b>Coffee Shop Required Parking Formula</b>						
Coffee Shop Area = 1300 SF	1 space/75sf Req'd = 18,		minus 10% Transport. Reduct. = 17 Total Spaces			
<b>EXCESS PARKING</b>						
(Total Provided - Total Tenant Req'd - Coffee Req'd - Total MPAL Req'd - Brentwood Req'd) =						<b>52</b>
521	404	17	40	8		

gray

**THE** **STERLING** **CO.**  
**ENGINEERS AND SURVEYORS**

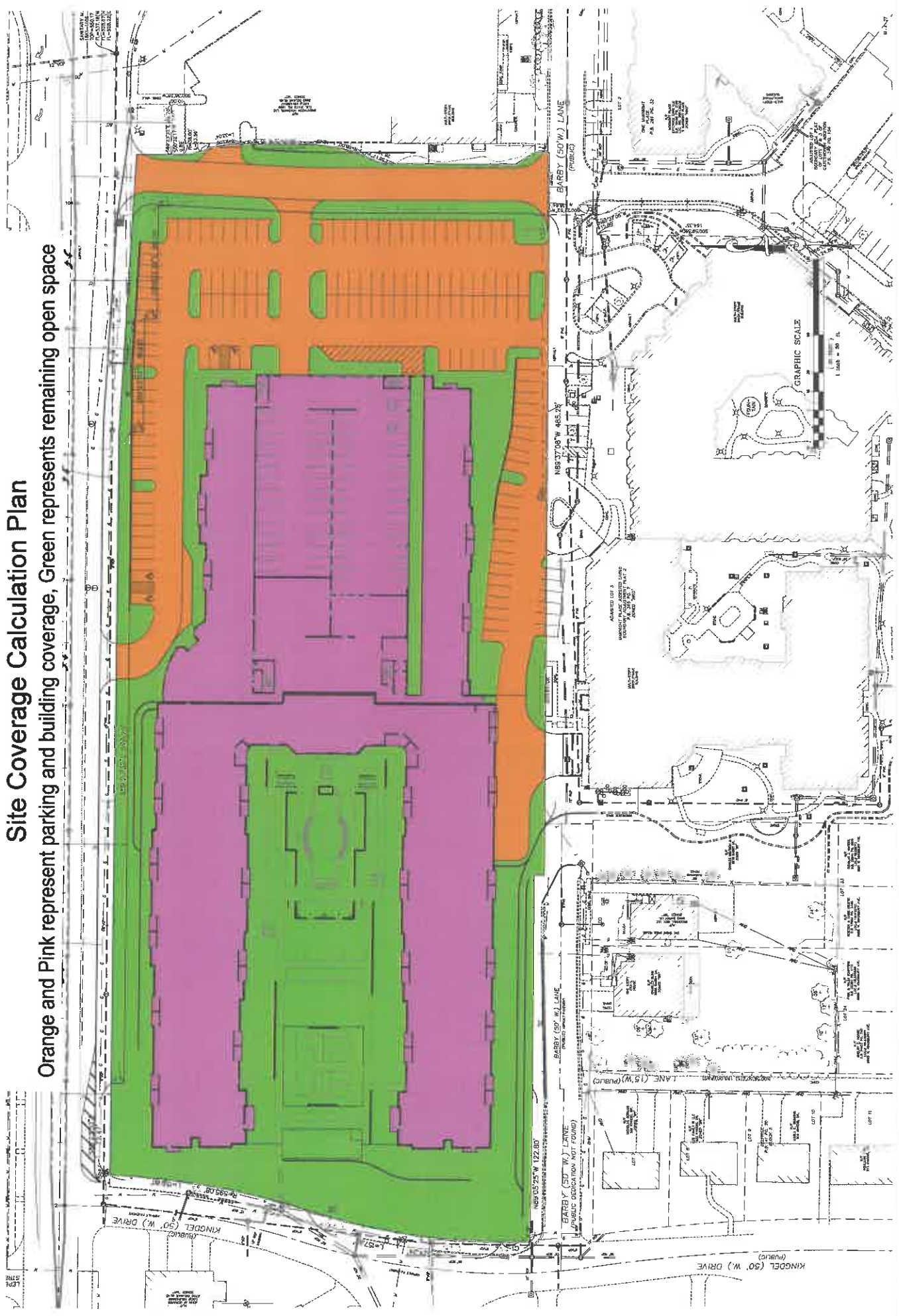
**Delmar Apartments**  
**Site Coverage Table**  
**2/8/2022**

	Lot Total (SF)	Pavement (SF)	% Pavement	Building (SF)	% Building	Coverage Total (SF)	% Coverage
Apartment and Parking Areas	270,259.37	57,856.35	21.41%	111,013.84	41.08%	168,870.19	62.48%
McKnight Place Right-of-Way	14,801.46	9,660.36	65.27%	0.00	0.00%	9,660.36	65.27%
Development							
<b>Total</b>	<b>285,060.83</b>	<b>67,516.71</b>	<b>23.69%</b>	<b>111,013.84</b>	<b>38.94%</b>	<b>178,530.55</b>	<b>62.63%</b>



# Site Coverage Calculation Plan

Orange and Pink represent parking and building coverage, Green represents remaining open space



**Avenir Apartments**

Proj. # 119311 02.15.2022  
 Program Data Current

Type	Description	Count	Average Unit Areas			Total Unit Area	Total GLA (w/ balc.)
			Unit Area	Balc. Area	Unit GLA		
1BR - SML	One Bedroom, One Bath	15	637	47	684	9,555	10,257
1BR - STD	One Bedroom, One Bath	91	739	74	813	67,254	74,022
1BR - LG	One Bedroom, One Bath	62	864	77	942	53,582	58,382
1BR - CNR	One Bedroom, One Bath	15	933	154	1,087	13,994	16,301
1BR-CNR MOD	One Bedroom, One Bath	2	1,111	278	1,389	2,222	2,778
2BR - STD	Two Bedroom, Two Bath	48	1,097	72	1,169	52,657	56,102
2BR - LG	Two Bedroom, Two Bath	16	1,274	73	1,347	20,386	21,549
2BR - LG MOD	Two Bedroom, Two Bath	3	1,320	257	1,577	3,961	4,732
2BR - CNR	Two Bedroom, Two Bath	2	1,536	222	1,758	3,071	3,516
3BR	Three Bedroom, Two & 1/2 Bath	8	1,614	159	1,773	12,910	14,182
TOTAL UNITS:		262				(NLA)	(GLA)
TOTAL LEASABLE AREA: (NLA / GLA)						239,592	261,821
AVG. NET UNIT SIZE:			914.47 Sq. Ft.				
AVG. GROSS UNIT SIZE:			999.32 Sq. Ft.				
TOTAL ONE BEDROOM UNITS:			185			70.6%	
TOTAL TWO BEDROOM UNITS:			69			26.3%	
TOTAL THREE BEDROOM UNITS:			8			3.1%	
TOTAL BEDROOMS:			347				

**Site Information**

LAND AREA: (estimated) **6.20 Acres**  
 UNIT DENSITY: **42.3 Units per acre**

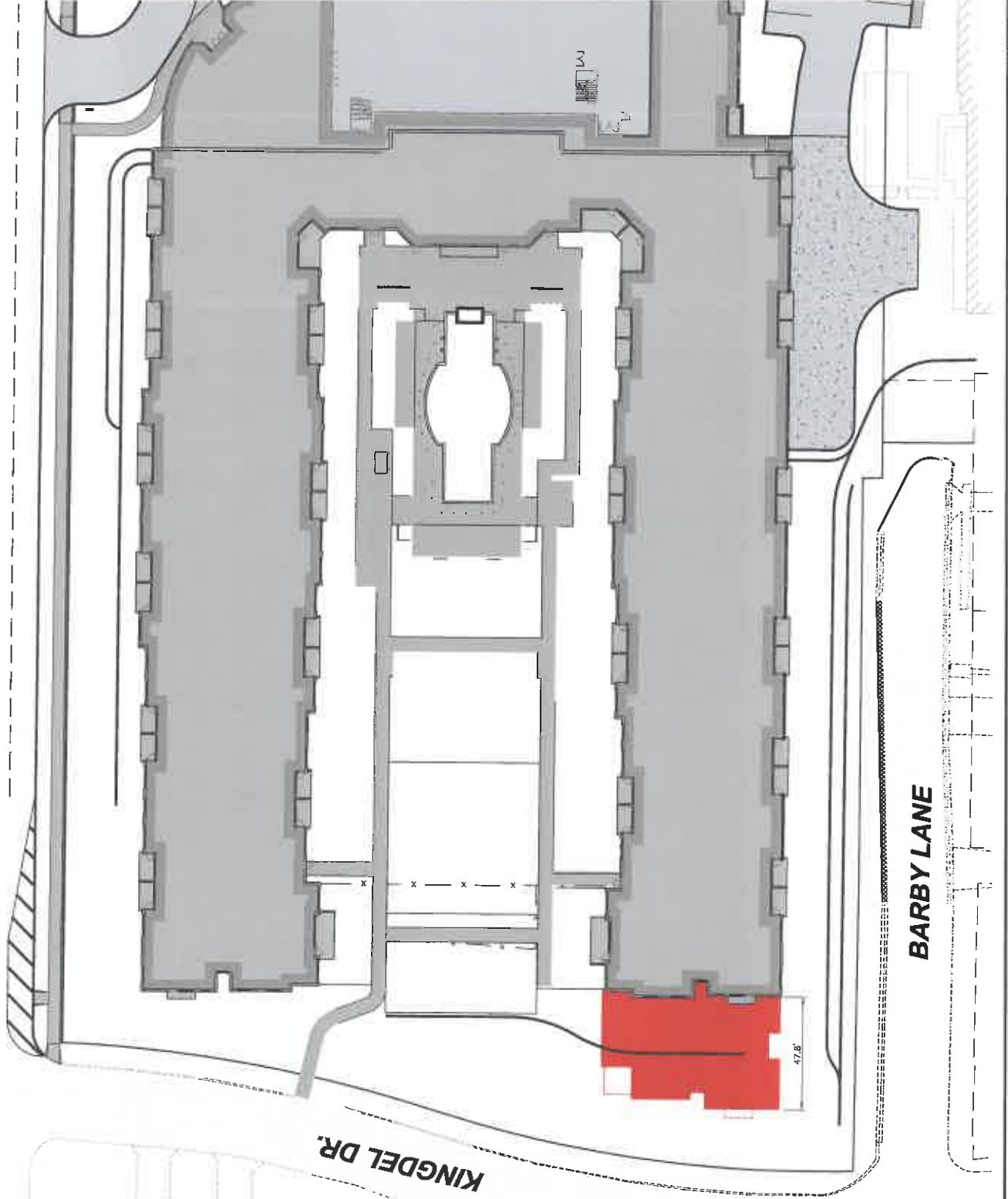
GROSS SQUARE FEET	Total Building Area	Garage	Total
Level 1	31320	20626	51946
Level 2	73903	31242	105145
Level 3	73489	31242	104731
Level 4	73489	31242	104731
Level 5	54408	18554	72962
<b>TOTAL GROSS SQUARE FEET</b>	<b>306,607</b>	<b>132,906</b>	<b>439,513</b>

**Tenant Parking**

TOTAL TENANT (GARAGE + SURFACE) PARKING PROVIDED **509 Tenant Spaces**  
 PARKING RATIO **1.94 Spaces / Unit**  
 PARKING RATIO **1.47 Spaces / Bedroom**



DELMAR BLVD



BARBY LANE

KINGDEL DR.

TEASDALE AVE.







INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8677-8687 BARBY LANE, 8630-8686 DELMAR BOULEVARD, 534-554 KINGDEL DRIVE AND 3B MCKNIGHT PLACE, ASSOCIATED WITH THE AVENIR DEVELOPMENT, FROM "PD" PLANNED DEVELOPMENT, MIXED-USE DISTRICT ("PD-M") TO "PD" PLANNED DEVELOPMENT MIXED-USE DISTRICT ("PD-M"), AND ESTABLISHING LAND USES AND DEVELOPMEMNTS THEREIN.**

WHEREAS, Chapter 400 of the University City Municipal Code divides the City into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 8677, 8683, 8687 and 8989 Barby Lane, 8630, 8650, 8656, 8662,, 8668, 8674, 8680 and 8686 Delmar Boulevard, 534, 538, 544 and 554 Kingdel Drive and 3B McKnight Place, associated with the Avenir Development, from "PD" Planned Development Mixed-Use District ("PD-M") to "PD" Planned Development Mixed-Use District ("PD-M"); and establishes land uses and developments therein; and

WHEREAS, the City Plan Commission, in a meeting held via video conference on February 23, 2022, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, so as to change the classification of property at 8677, 8683, 8687 and 8989 Barby Lane, 8630, 8650, 8656, 8662,, 8668, 8674, 8680 and 8686 Delmar Boulevard, 534, 538, 544 and 554 Kingdel Drive and 3B McKnight Place, associated with the Avenir Development, from "PD" Planned Development Mixed-Use District ("PD-M") to "PD" Planned Development Mixed-Use District ("PD-M"). The following land uses and

developments may be permitted in said PD-M District: apartment dwellings, elevator-type, and a coffee shop.

Section 2. Said property described as the Avenir Development, totaling 5.971 acres, is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. \_\_\_\_\_, the City Council approved a preliminary development plan known as "Avenir," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to issuance of any building permits in connection with the development. The number of dwelling units shall not exceed 262.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Chapter 400, Section 400.2570 of the University City Municipal Code.

Section 6. Ordinance Nos. 7135 and 7152, relating to the Avenir Development, are hereby repealed.

Section 7. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



## EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – AVENIR

A TRACT OF LAND BEING ALL OF LOTS 1-5 OF "DELPRICE" RECORDED IN PLAT BOOK 41 PAGE 20 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, ALL OF LOTS 14 AND 15 OF "BARBY LANE", RECORDED IN PLAT BOOK 61 PAGE 30 OF SAID RECORDS, ALL OF ADJUSTED LOT 4 OF "MCKNIGHT PLACE ASSISTED LIVING BOUNDARY ADJUSTMENT PLAT 2" RECORDED IN PLAT BOOK 365 PAGE 7 OF SAID RECORDS, AND SEVERAL TRACTS OF LAND LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST, ALL LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE-SAID LOT 1 OF "DELPRICE", SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF KINGDEL DRIVE (50 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF DELMAR BOULEVARD (80 FEET WIDE); THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF DELMAR BOULEVARD (WIDTH VARIES) THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°23'32" EAST, 73.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°56'50" WEST, 10.00 FEET; SOUTH 89°23'32" EAST, 520.23 FEET; SOUTH 00°36'28" WEST, 10.00 FEET; SOUTH 89°23'32" EAST, 90.00 FEET; SOUTH 00°36'28" WEST, 10.00 FEET; SOUTH 89°23'32" EAST, 90.00 FEET; SOUTH 00°36'28" WEST, 10.00 FEET; AND SOUTH 89°23'32" EAST, 10.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MCKNIGHT PLACE (WIDTH VARIES); THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE OF MCKNIGHT PLACE THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 00°32'17" WEST, 9.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 68.00 FEET, WHOSE CHORD BEARS SOUTH 09°42'27" EAST, 24.19 FEET, AN ARC DISTANCE OF 24.32 FEET TO A POINT OF REVERSE CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 63.00 FEET, WHOSE CHORD BEARS SOUTH 09°46'30" EAST, 22.26 FEET, AN ARC DISTANCE OF 22.38 FEET TO A POINT OF TANGENCY; SOUTH 00°24'12" WEST, 52.39 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 88.00 FEET, WHOSE CHORD BEARS SOUTH 11°41'16" WEST, 34.44 FEET, AN ARC DISTANCE OF 34.66 FEET TO A POINT OF REVERSE CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 112.00 FEET, WHOSE CHORD BEARS SOUTH 11°39'43" WEST, 43.93 FEET, AN ARC DISTANCE OF 44.22 FEET TO A POINT OF TANGENCY; SOUTH 00°21'06" WEST, 93.17 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS SOUTH 17°17'03" WEST, 11.65 FEET, AN ARC DISTANCE OF 11.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BARBY LANE (50 FEET WIDE); THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF BARBY LANE, SAID LINE BEING NON-TANGENT TO THE PREVIOUS COURSE, NORTH 89°37'08" WEST, 6.78 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 00°22'52" WEST, 11.36 FEET TO THE NORTHEAST CORNER OF ADJUSTED LOT 3 OF ABOVE-SAID "MCKNIGHT PLACE ASSISTED LIVING BOUNDARY ADJUSTMENT PLAT 2"; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT 3, SAID LINE ALSO BEING THE SOUTH LINE OF ABOVE-SAID ADJUSTED LOT 4,

NORTH 89°37'08" WEST, 485.25 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT 4; THENCE LEAVING LAST SIDE LINE AND ALONG THE WEST LINE OF SAID ADJUSTED LOT 4, NORTH 00°22'52" EAST, 11.36 FEET TO THE SOUTHEAST CORNER OF ABOVE-SAID LOT 14, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BARBY LANE (50 FEET WIDE); THENCE LEAVING LAST SAID WEST LINE AND ALONG THE NORTH AND WEST RIGHT-OF-WAY LINES OF SAID BARBY LANE THE FOLLOWING COURSES, DISTANCES AND CURVES: NORTH 89°37'08" WEST, 90.69 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS NORTH 54°21'16" WEST, 28.87 FEET, AN ARC DISTANCE OF 30.77 FEET TO A POINT OF REVERSE CURVATURE; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, WHOSE CHORD BEARS NORTH 54°21'16" WEST, 57.74 FEET, AN ARC DISTANCE OF 61.55 FEET TO A POINT OF TANGENCY; NORTH 89°37'08" WEST, 49.78 FEET TO A POINT ON THE EAST LINE OF LOT 4 OF ABOVE-SAID "DELPRICE"; SOUTH 00°56'50" WEST, 53.25 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID "DELPRICE"; AND NORTH 89°05'25" WEST, 122.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING ON SAID EAST RIGHT-OF-WAY LINE OF KINGDEL DRIVE; THENCE LEAVING SAID NORTH AND WEST RIGHT-OF-WAY LINES OF BARBY LANE AND ALONG SAID EAST RIGHT-OF-WAY LINE OF KINGDEL DRIVE THE FOLLOWING CURVES: ALONG A CURVE TO THE RIGHT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 397.57 FEET, WHOSE CHORD BEARS NORTH 00°40'34" WEST, 22.39 FEET, AN ARC DISTANCE OF 22.39 FEET TO A POINT OF COMPOUND CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 524.24 FEET, WHOSE CHORD BEARS NORTH 09°33'42" EAST, 157.23 FEET, AN ARC DISTANCE OF 157.82 FEET TO A POINT OF REVERSE CURVATURE; AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 595.08 FEET, WHOSE CHORD BEARS NORTH 10°29'36" EAST, 159.32 FEET, AN ARC DISTANCE OF 159.80 FEET TO THE POINT OF BEGINNING AND CONTAINS 260,100 SQUARE FEET OR 5.971 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTHS OF SEPTEMBER AND OCTOBER, 2019 UNDER ORDERNUMBER 19-09-308.



**CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM**

<b>NUMBER:</b> <i>For City Clerk Use</i>	<b>NB20220314-05</b>
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<b>SUBJECT/TITLE:</b> SUB 22-03 Application for a Major Subdivision/Lot Consolidation for the seventeen (17) lots associated with the Avenir development into one (1) lot.			
<b>REQUESTED BY:</b> John L. Wagner		<b>DEPARTMENT / WARD</b> Community Development/Ward 1	
<b>AGENDA SECTION:</b>	New Business - Bill 9459	<b>CAN ITEM BE RESCHEDULED?</b>	Yes
<b>CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:</b> City Manager concurs with the Planning Commission's recommendation.			
<b>FISCAL IMPACT:</b> N/A			
<b>AMOUNT:</b>		<b>ACCOUNT No.:</b>	
<b>FROM FUND:</b>		<b>TO FUND:</b>	
<b>EXPLANATION:</b> N/A			
<b>STAFF COMMENTS AND BACKGROUND INFORMATION:</b> Staff has determined that the Final Plat meets all requirements of Sections 405.380 and 405.390 of the Subdivision and Land Development Regulations.			
<b>CIP No.</b>			
<b>RELATED ITEMS / ATTACHMENTS:</b> Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance and Plat.			
<b>LIST CITY COUNCIL GOALS (S):</b>			
<b>RESPECTFULLY SUBMITTED:</b>	City Manager, Gregroy Rose	<b>MEETING DATE:</b>	March 14, 2022



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

February 23, 2022

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Major Subdivision – Lot Consolidation (SUB-03)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Charles Deutsch and Company for Final Plat Approval of a proposed major subdivision to consolidate the seventeen (17) lots associated with the Avenir development into one (1) lot.

By a vote of 7 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission



**Department of Community Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**STAFF REPORT**

**CITY COUNCIL**

MEETING DATE: March 14, 2022  
FILE NUMBER: SUB 22-03  
COUNCIL DISTRICT: 1  
Applicant: Charles Deutsch and Company  
Location: 8630 Delmar - Avenir  
Request: Major Subdivision – Lot Consolidation  
Existing Zoning: GC, HRO, MR and SR Districts  
Proposed Zoning: Planned Development Mixed-Use (PD-M) District  
Existing Land Use: Multi-Family, Commercial, Single Family  
Proposed Land Use: Mixed-use: Multifamily and Commercial

**Surrounding Zoning and Land Use**

North: MR – Medium Residential, GC – General Commercial  
East: GC – General Commercial  
South: HRO – High Density Residential/ Office, SR – Single-family Residential.  
West: MR – Medium Residential, SR – Single-family Residential.

**COMPREHENSIVE PLAN CONFORMANCE**

Yes       No       No reference

**PLAN COMMISSION RECOMMENDATION**

Approval     Approval with Conditions     Denial

**ATTACHMENTS**

- A. Record Plat Application
- B. Record Plat and Legal Descriptions

**Applicant's Request**

This request for a major Subdivision/Lot Consolidation accompanies the Applicant's request for a Zoning Map Amendment and Conditional Use Permit for the same development that are also on the Plan Commission agenda this evening.

## **Staff Review**

Staff reviewed this as part of the "Major Subdivision" process identified in Section 405.165 of the Subdivision regulations.

Major subdivisions require the submittal of a sketch plat and approval of a preliminary and a final plat. A major subdivision is a subdivision having any of the following characteristics:

1. The subdivision involves the creation of more than four (4) lots;
2. The total area of the tract to be subdivided is greater than two (2) acres in size;
3. There are proposed publicly dedicated streets, alleys, easements, parks or other public lands; or
4. Any subdivision of a tract of land for which a rezoning is required for all or a portion of the tract, including rezoning to a "PD" district.

The subject property consists of 17 parcels comprising 6.20 acres of land and is associated with a rezoning from various zoning districts to Planned Development Mixed-Use (PD-M) District.

## **Analysis**

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

## **Plan Commission Meeting**

At the Plan Commission meeting on January 26, 2022, the Plan Commission voted unanimously to approve Major Subdivision – Lot Consolidation for the seventeen (17) lots associated with the Avenir development.

## **Conclusion/Recommendation**

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.



INTRODUCED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BILL NO.

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS THE AVENIR DEVELOPMENT.**

**WHEREAS**, an application was submitted by Charles Deutsch and Company on February 15, 2022 for the approval of a final subdivision plat of a tract of land to be known as Avenir; and

**WHEREAS**, at its meeting on February 23, 2022, the City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

**WHEREAS**, the final plat for the major subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

Section 1. Attached, marked “Exhibit A”, and made a part hereof is a final subdivision plat of a tract of land to be known as “Avenir”: A tract of land being all of Lots 1-5 of “Delprice” recorded in Plat Book 41, Page 20 of the St. Louis County, Missouri Records, all of lots 14 and 15 of “Barby Lane” recorded in Plat Book 61, Page 30 of said records, all of adjusted Lot 4 of “McKnight Place Assisted Living Boundary Adjustment Plat 2” recorded in Plat Book 365, Page 7 of said records, and several tracts of land located in Section 8, Township 45 North, Range 6 East, all located in Section 8 Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri.

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked “Exhibit A” is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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MAYOR

ATTEST:

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CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

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CITY ATTORNEY



# Exhibit A

## AVENIR LOT CONSOLIDATION PLAT

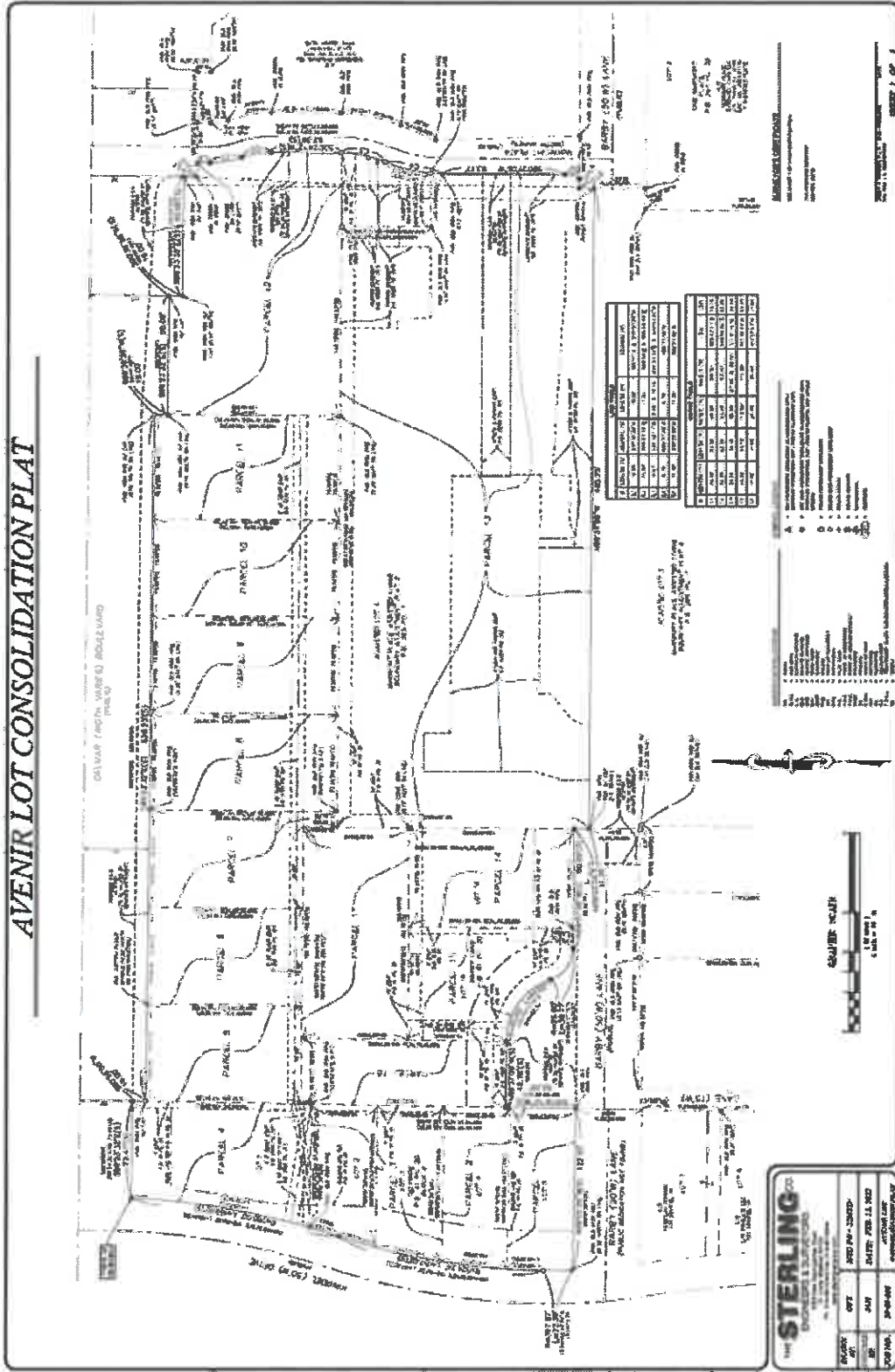


Exhibit A

